# 4755 Fauntleroy Way SW




**Project Team**

Developer: **Lennar Multifamily & Weingarten Realty**
Architect: **Fuller/Sears Architects**
Structural + Civil Engineer: **KPFF**
Landscape Architect: **Weisman Design Group**

ADDRESS: 4755 Fauntleroy Way SW
DPD PROJECT #: 3013803

## Seattle Design Commission
June 20th, 2013

Public Benefit

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## Public Benefits Matrix

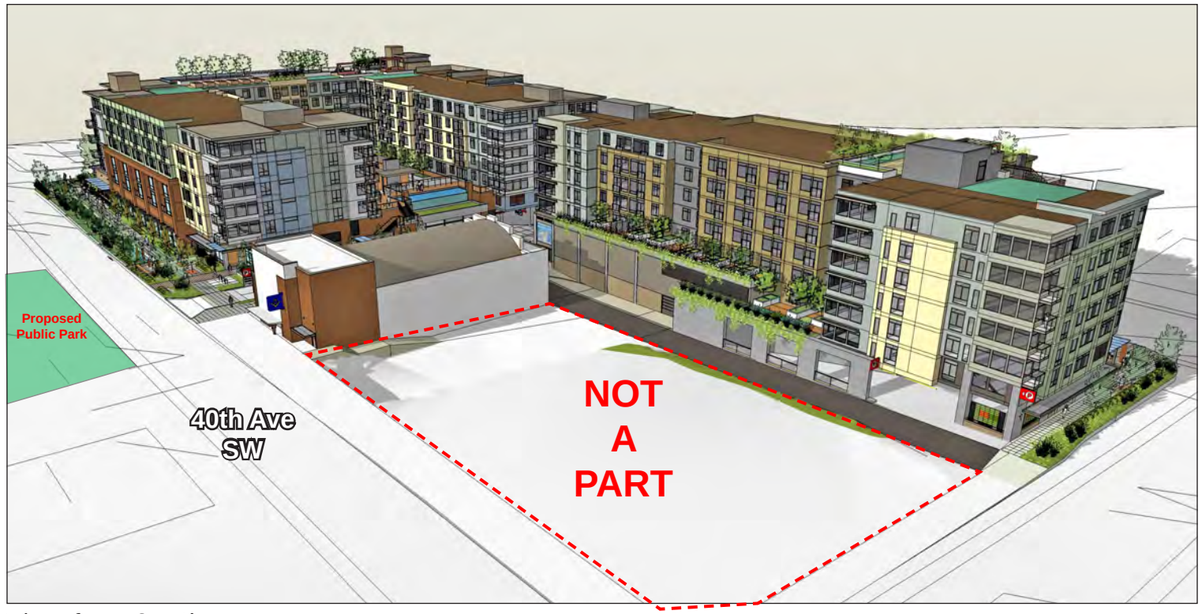

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View from Northeast




View from Southwest




View from West to East

**Proposed Project**

- Cross connector in spirit of WS Triangle Plan
- Cross-connector physically separates pedestrian circulation from service functions.
- Continuous retail frontage along Fauntleroy and Alaska w/ grocery entrances along pedestrian designated Alaska St.
- Residential mass is stepped back with lower 70' height providing comfortable sidewalk pedestrian experience.
- Accomodates Whole Foods layout
- Building mass equally balances across Superblock
- Private ownership of Mid-Block Crossing allows for physical improvements that far exceed SDOT's standard alley improvements

60,000 SF retail
Two Residential Buildings:
(S) 120 units
(N) 250 units
4.0 FAR (5.5 FAR Maximum)
Total Above Ground Area:
432,500 sf
Max Height Allowed: 85'

Height Proposed: 70'

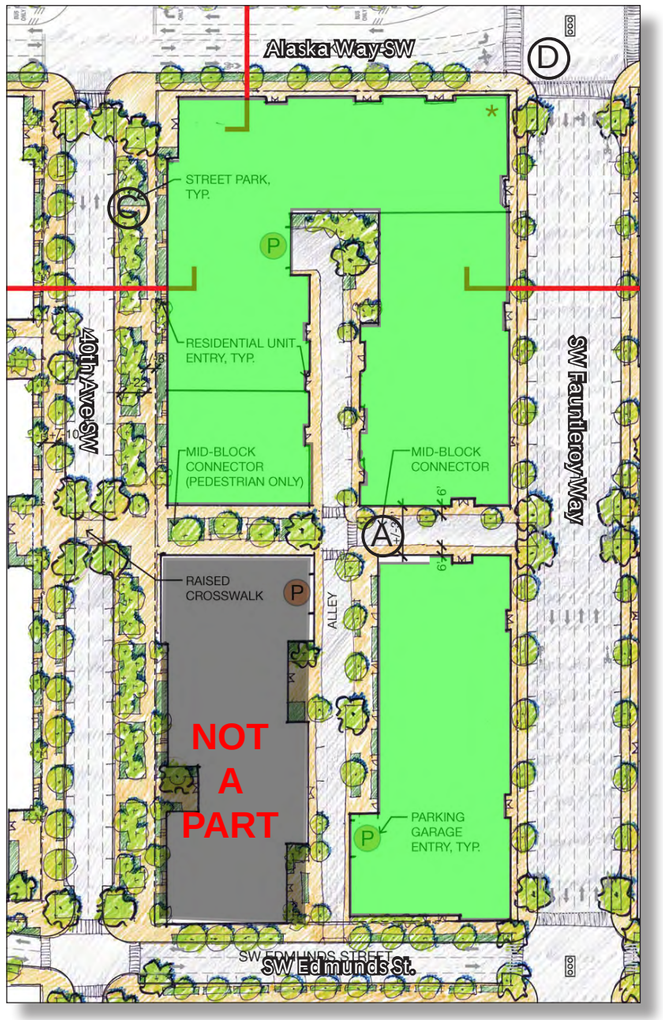
FULLER·SEARS ARCHITECTS

## Triangle Plan Goals

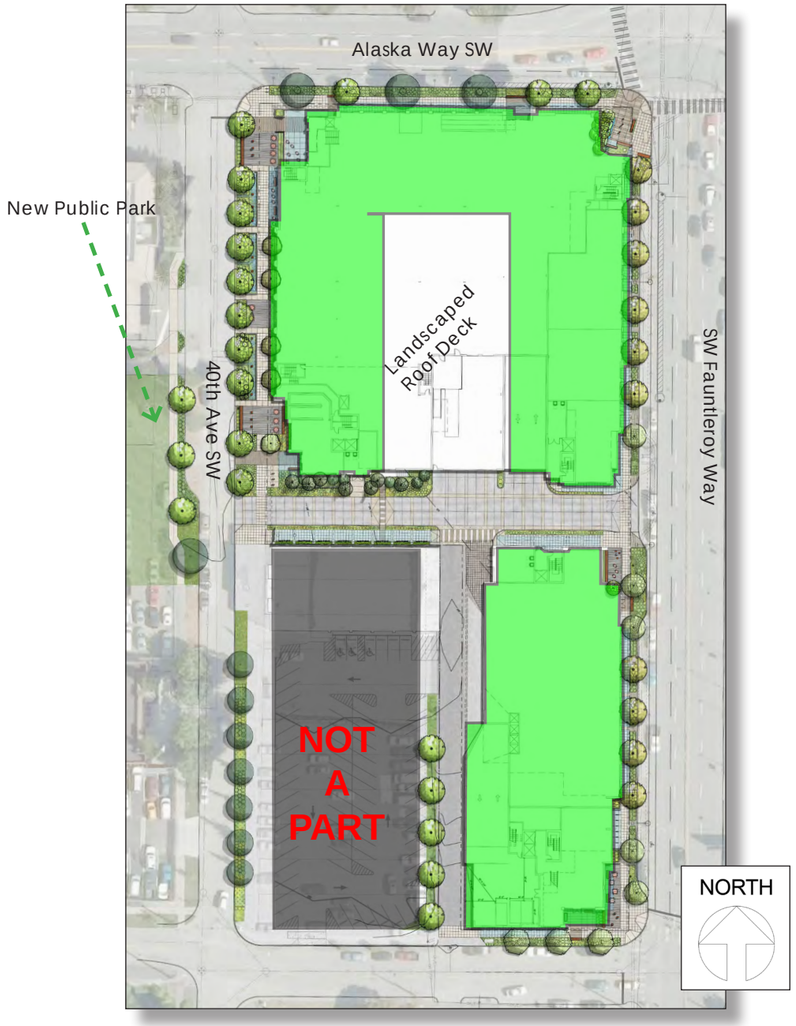
- Embrace the area's location as a gateway to the west seattle peninsula.
- Accommodate all travelers: cars. Transit, Pedestrians, trucks and bicycles.
- Create places for people: new community spaces and connections to parks
- Accommodate parking and loading, and continue to plan for parking needs in the future.
- Capitalize on the investment in transit and transportation: a Transit-friendly neighborhood.

Proposed Footprint / Project Footprint

## Triangle Plan Recommendation




## Proposed Project




SW Edmunds St.

FULLER·SEARS ARCHITECTS

## Design Commission Comments from April 18, 2013

- ✓ Resolve issues of access with the Masonic Temple
- ✓ Show how pedestrians would connect accross 40th Ave SW to the new city park
- ✓ Resolve move-in, move-out issues; locate closer to actual pedestrian lobbies
- ✓ Resolve pedestrian conflicts at the drug store drive-thru
- ✓ Improve pedestrian connections where mid-block walkway crosses the alley

## Design Commission Comments from May 16, 2013

- Hierarchy of plaza must be resolved
- NE gateway corner plaza needs additional refinement
- Simplify design elements & connect gathering spaces at 40th streetscape
- Simplify the art elements for more consistency
- Provide a more direct connection to the new park across 40th
- Refine the Public Benefits matrix to better quantify the improvments




FULLER · SEARS ARCHITECTS

**4755 Fauntleroy Way SW** — **Response to D.C. Comments April 18,2013**

West Seattle — Seattle Design Commission, June 20, 2013

NE Corner Before



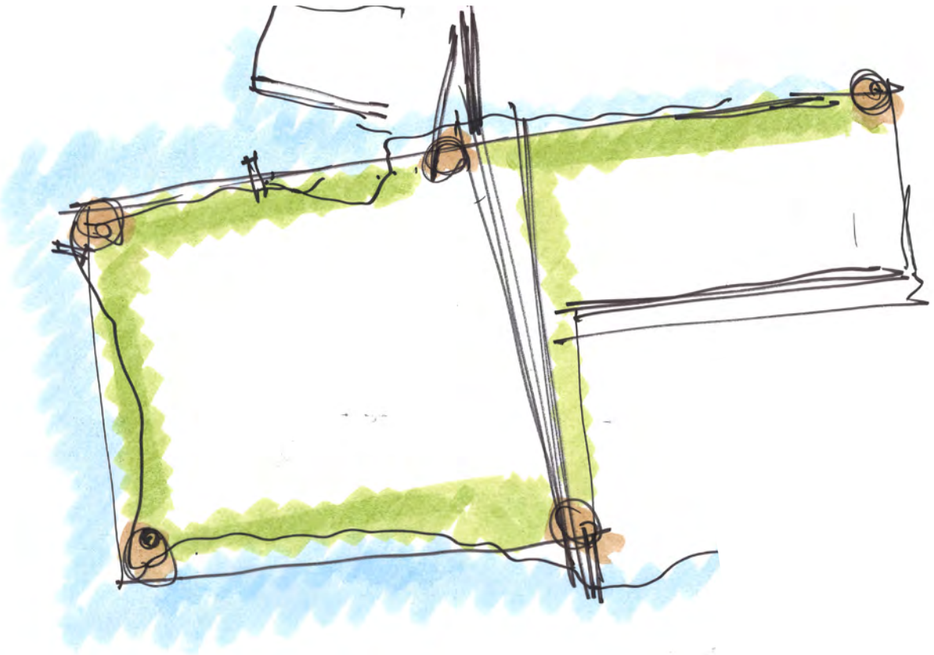

NE Corner After




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**4755 Fauntleroy Way SW** | **NE Corner Before & After Overview**

West Seattle | Seattle Design Commission, June 20, 2013



## vision statement

West Seattle, at its core, is a community surrounded by and connected to water. As neighbors, West Seattleites cherish their connection to parks, beaches, waterways, and views. Lincoln Park, Alki Beach, Seacrest Park, and the industrial waterfront all have their own unique vibe that contributes to the essence of West Seattle. This essence and ethos of West Seattleites generated the concept used to establish a distinctive place based approach to the urban identity of the pedestrian landscape.

WATER: Piers, docks, pilings, bulkheads, metal, rust, tides and shore line all play a key role in the vocabulary applied to the landscape. At the Fauntleroy and Alaska gateway, logs are washed ashore amidst crashing waves. On 40th, the ephemeral flow of the seasons is documented by piers disappearing and reemerging into the landscape with the changing seasons. The cross connector, flanked by a dense green wall with exposed steel plates, provides a vital link from Fauntleroy West to the park. Plazas, south of the cross connector, further reflect a connection to the water through the display of installed pier forms. Each plaza space utilizes the same unified material vocabulary to define the public zone. Whether waiting for a bus, drinking a cup of coffee, or worshipping the sun on a March day, the plazas provided around the site offer ample opportunities for public activity. Graceful sidewalks with densely planted medians and street trees link the plazas. In their totality, these components facilitate community, walkability, safety, and comfort for all to enjoy.

As a collection of elements, these spaces are a public benefit. But as a whole, they can only be described as uniquely West Seattle.



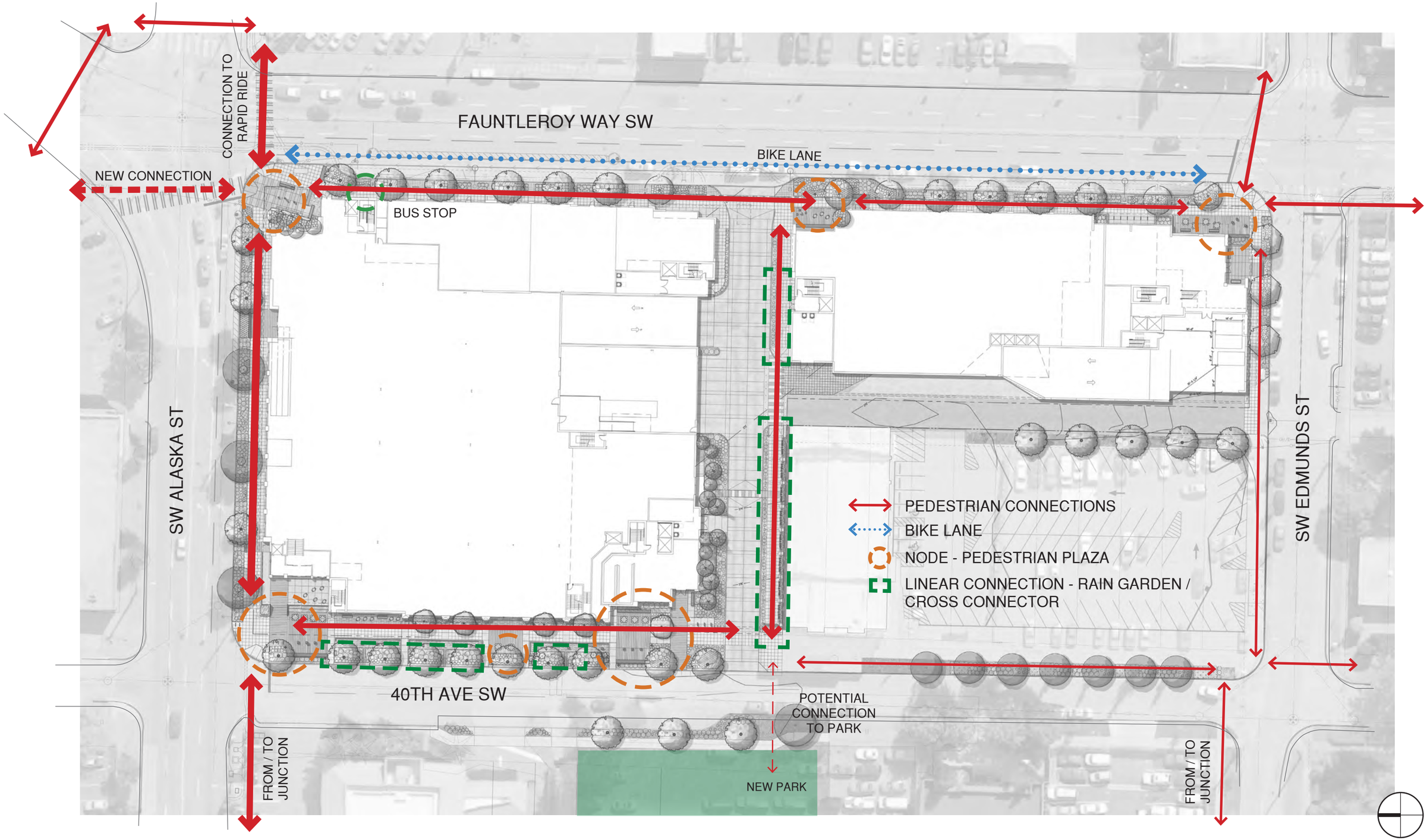













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**LANDSCAPE - CONNECTION DIAGRAM**
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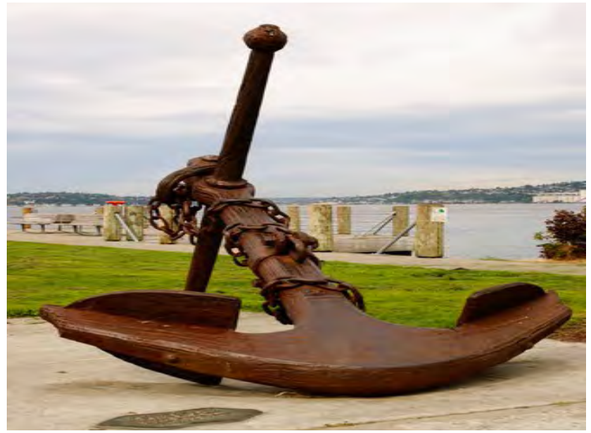
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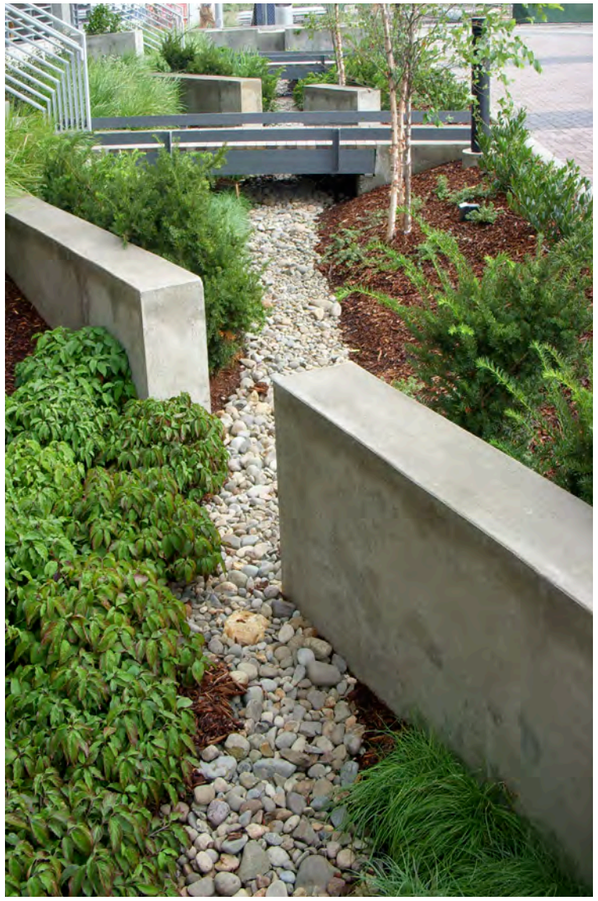
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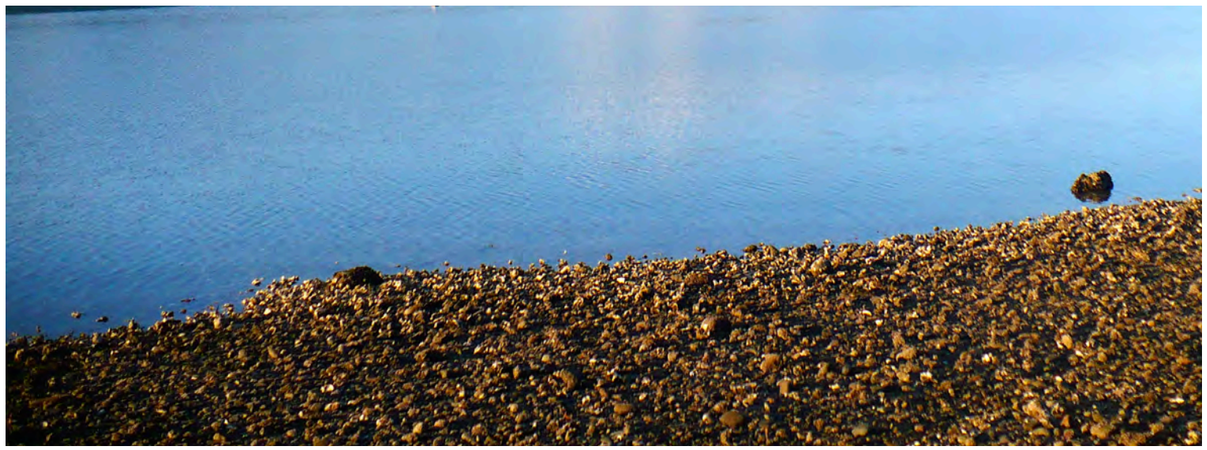
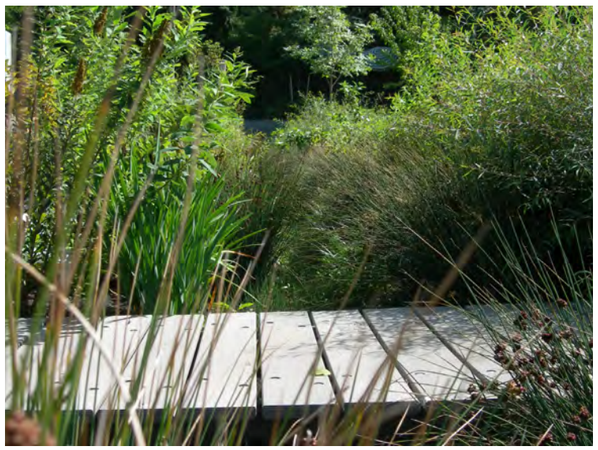
UPDATED LANDSCAPE PLAN

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**PRECEDENT IMAGERY**

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TAZO



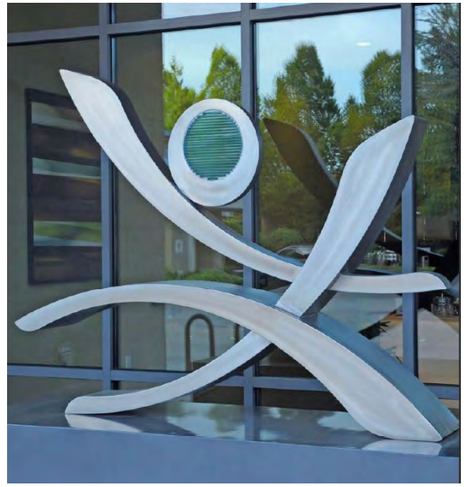





West Seattle Trails



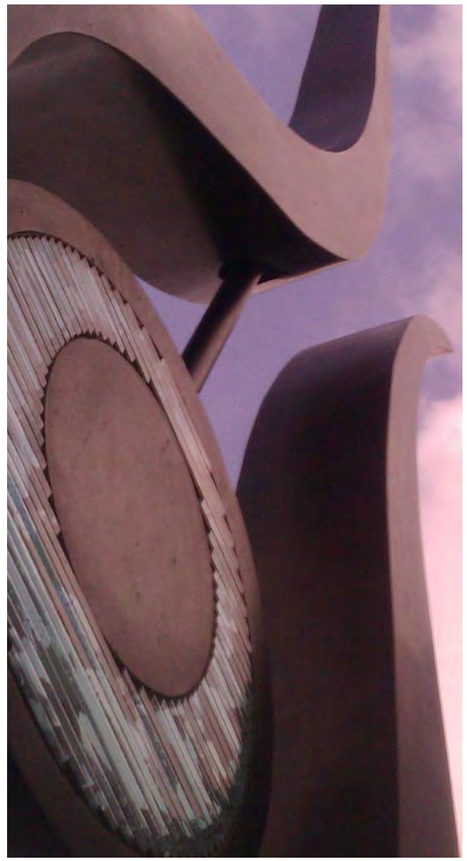

rain garden















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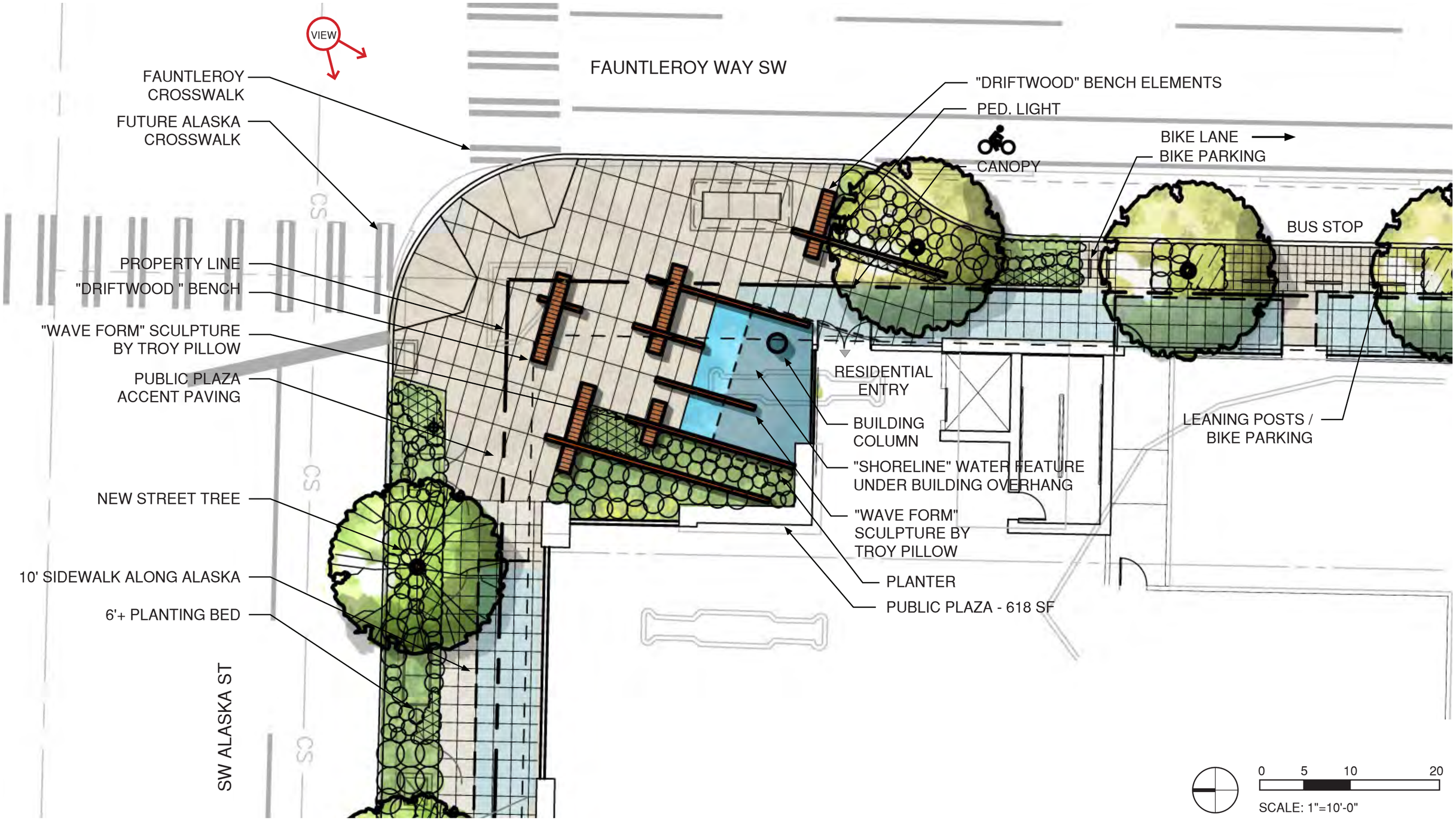
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**SCULPTOR TROY PILLOW**

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**4755 Fauntleroy Way SW** **LANDSCAPE - GATEWAY PLAZA - PREVIOUS DESIGN**

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ACCENT PAVING ON AXIS WITH TOWER

LED LIGHTING

WOOD BENCH

SCULPTURE

COBBLE WITH MOSS

WATER FEATURE - EXPOSED AGGRIGATE CONCRETE, ERODED BULKHEAD







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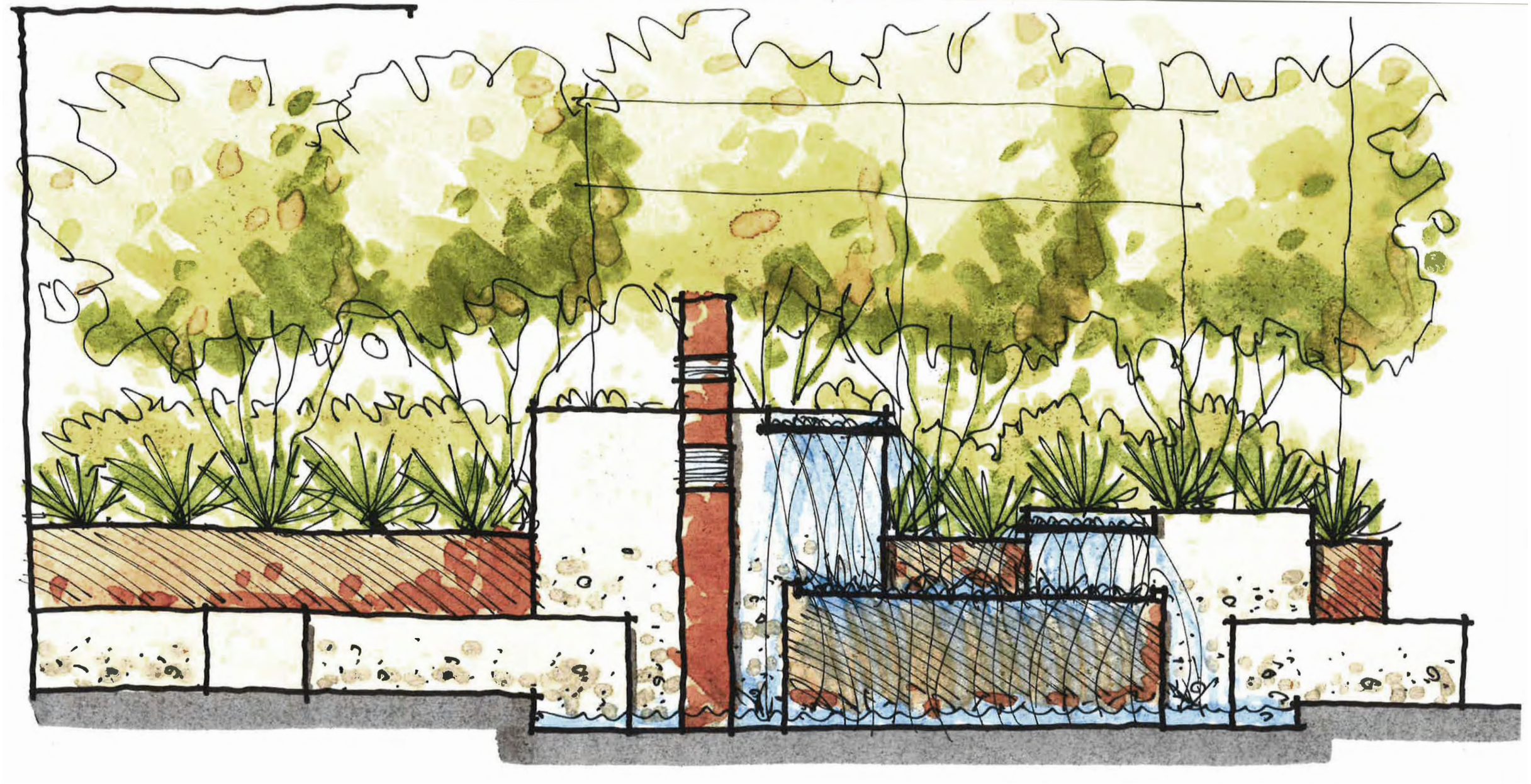
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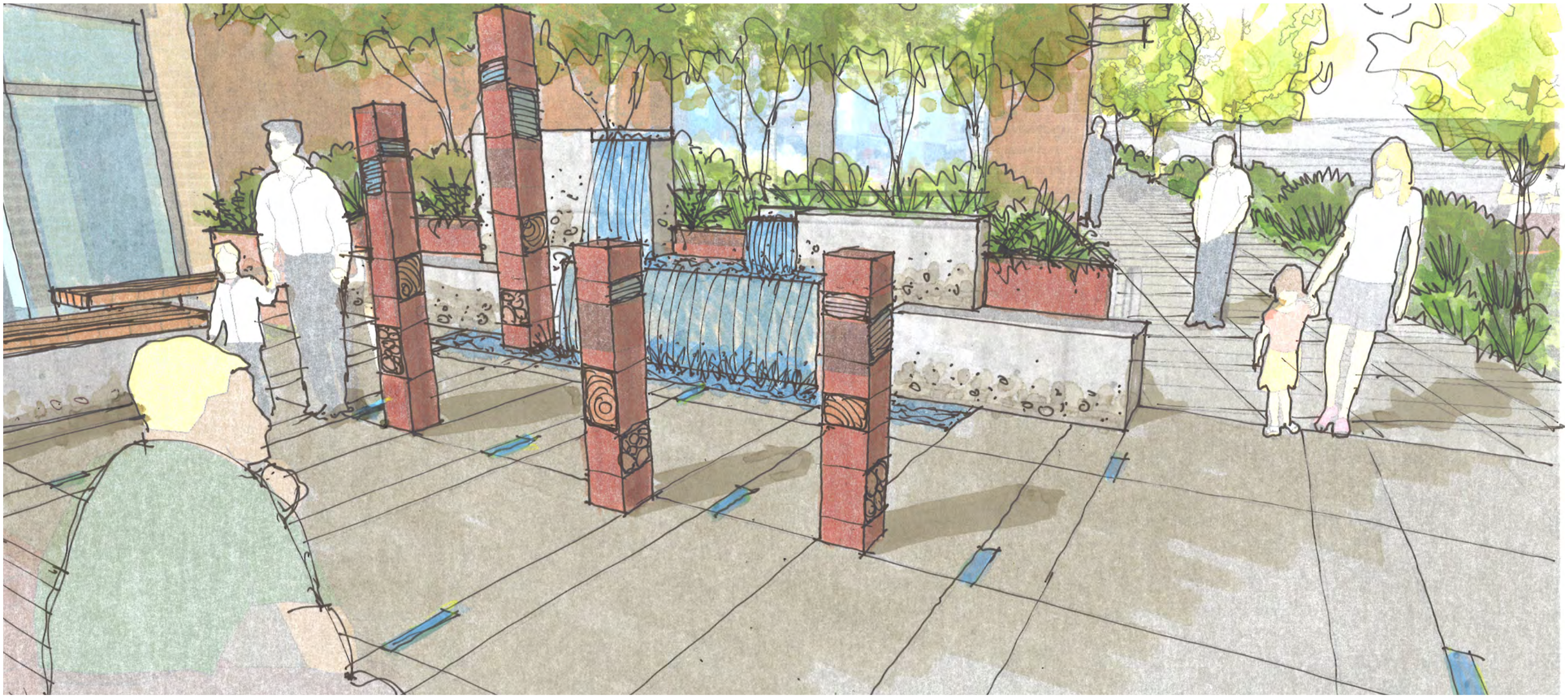
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**LANDSCAPE - GATEWAY PLAZA**

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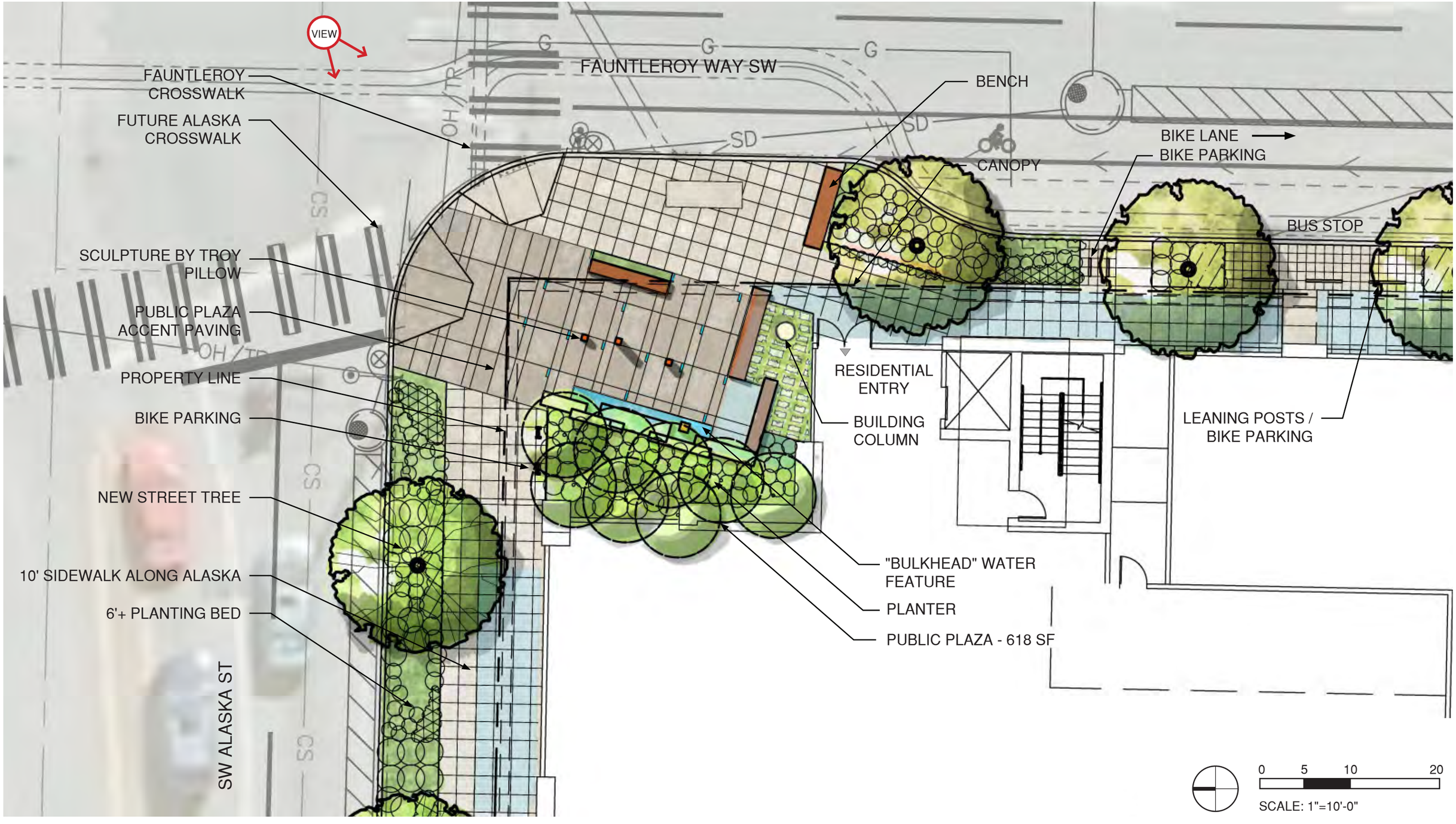
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**LANDSCAPE - GATEWAY PLAZA - WATER FEATURE**

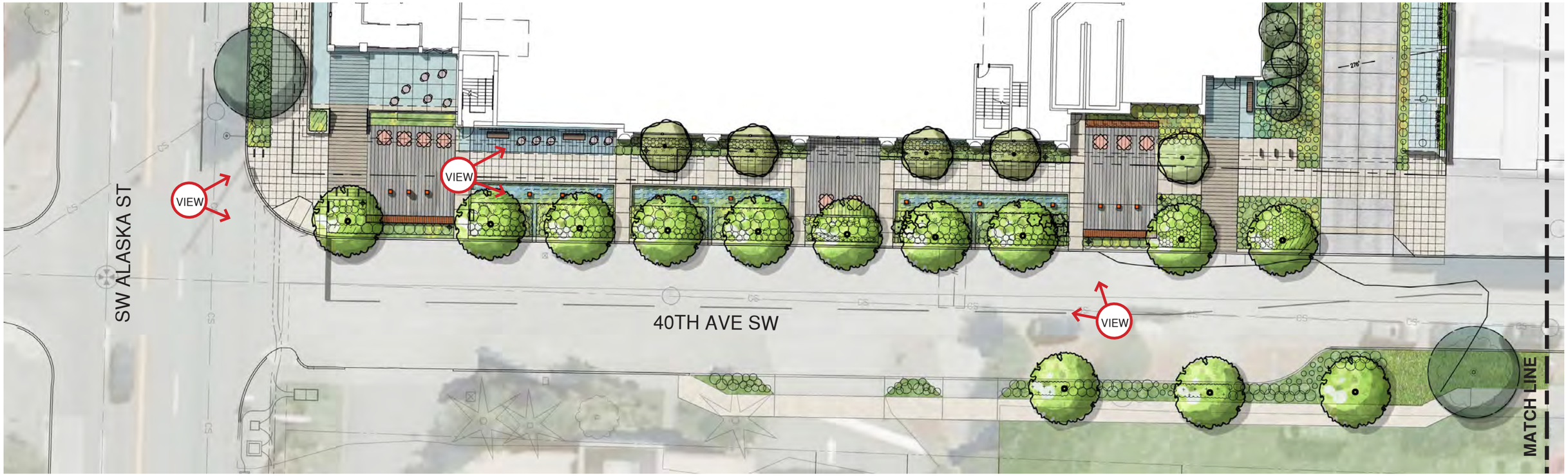
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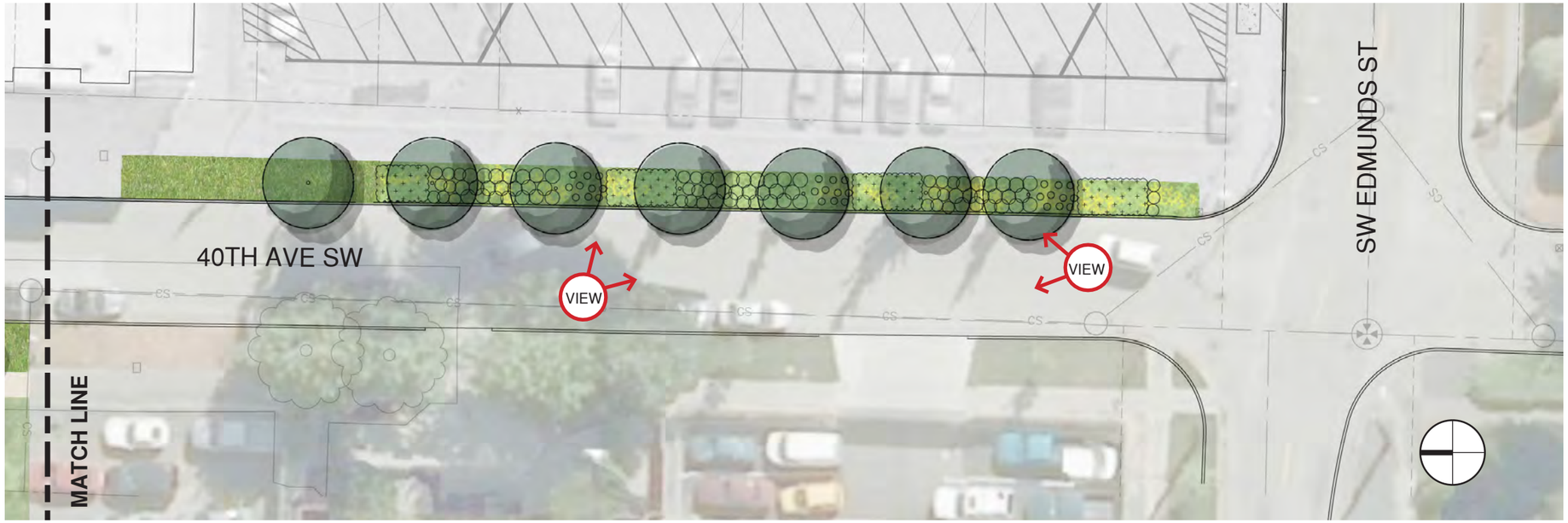



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# LANDSCAPE - 40TH AVE OFF SITE IMPROVEMENTS

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WHOLE FOODS




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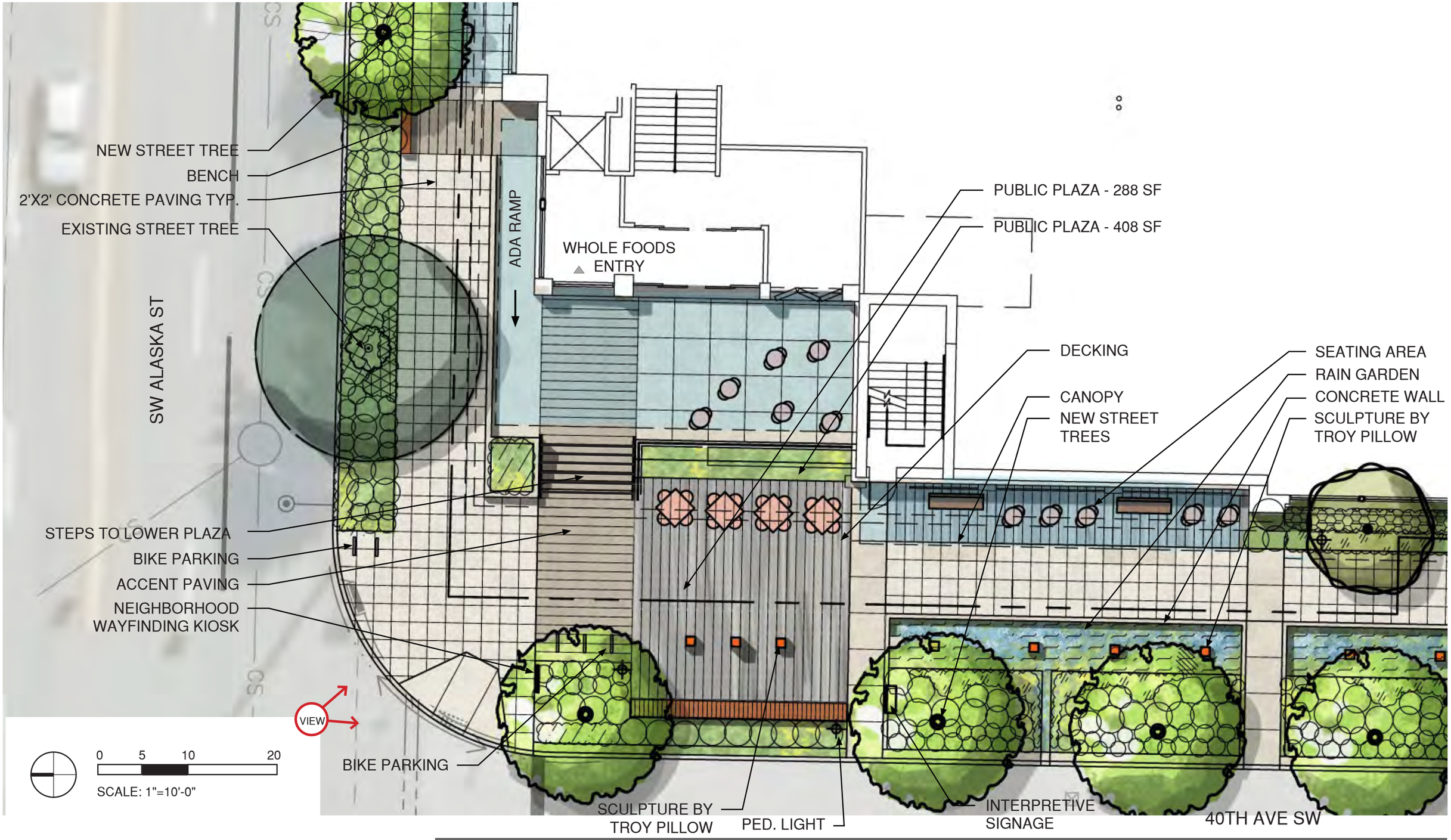
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LANDSCAPE - ALASKA & 40TH

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LANDSCAPE - ALASKA & 40TH

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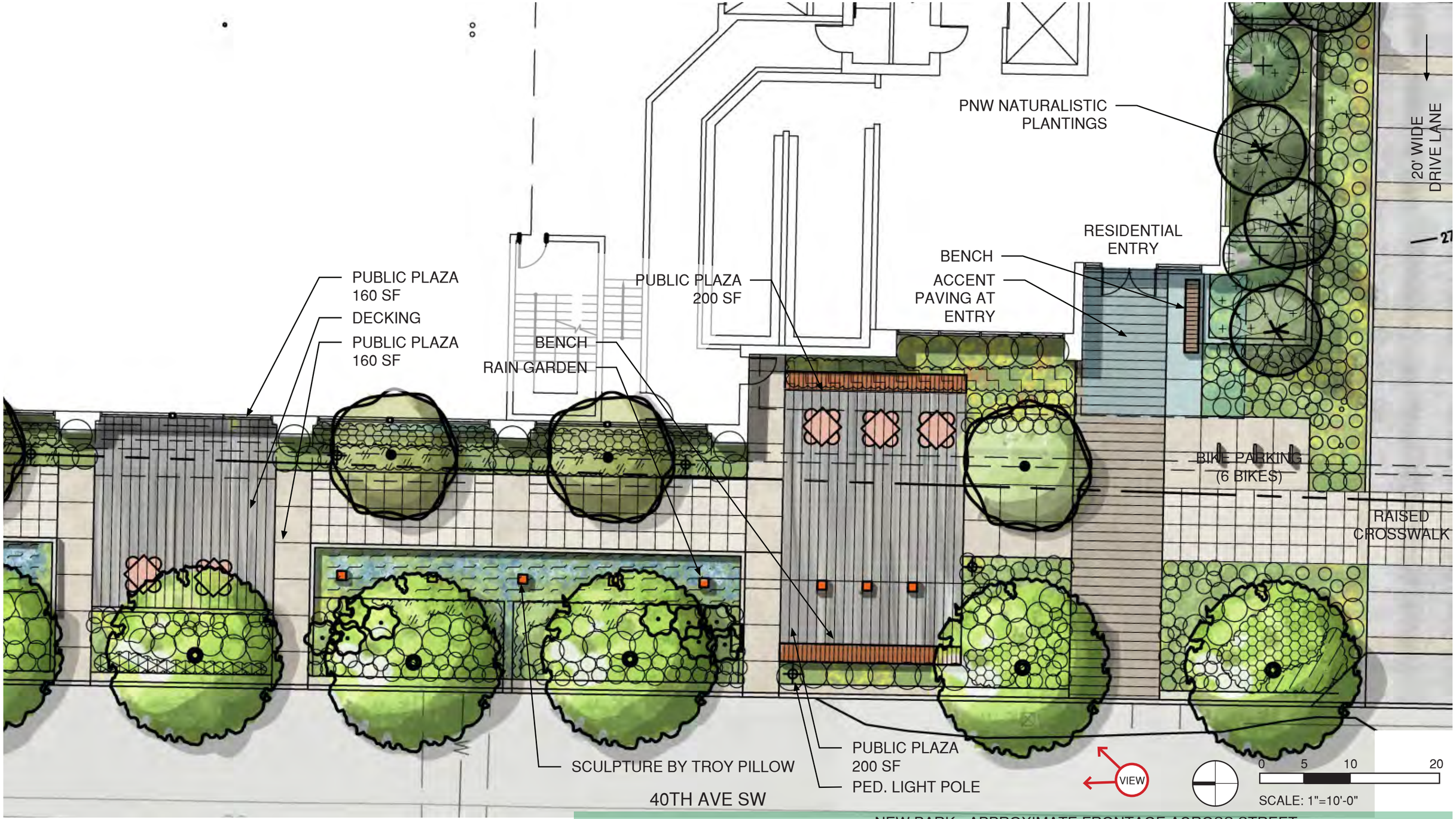
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LANDSCAPE - RAIN GARDEN - WAKING SOUTH

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LANDSCAPE - 40TH AVE STREETSCAPE
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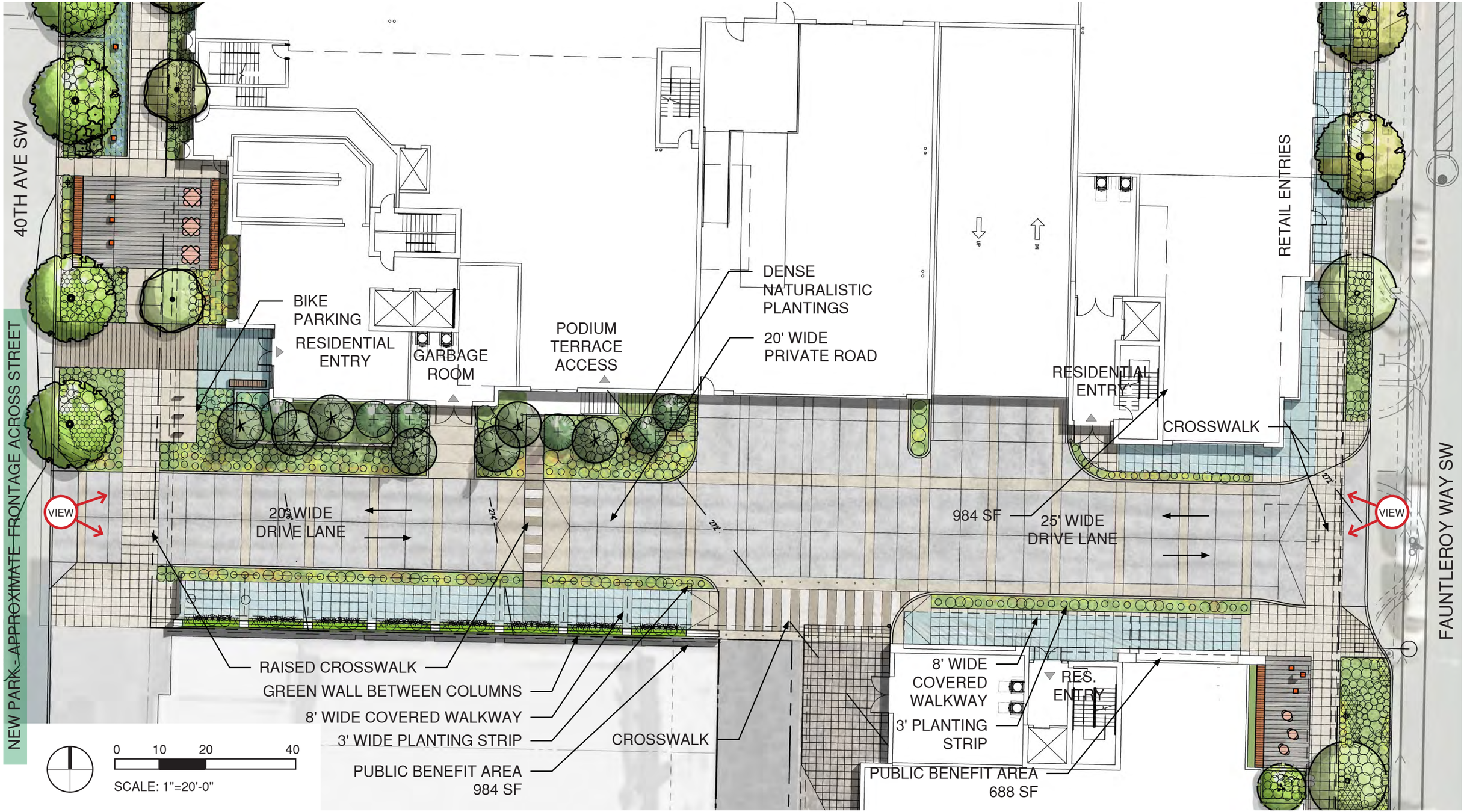
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## LANDSCAPE - 40TH AVE STREETSCAPE - VIEW NE

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LANDSCAPE - CROSS CONNECTOR

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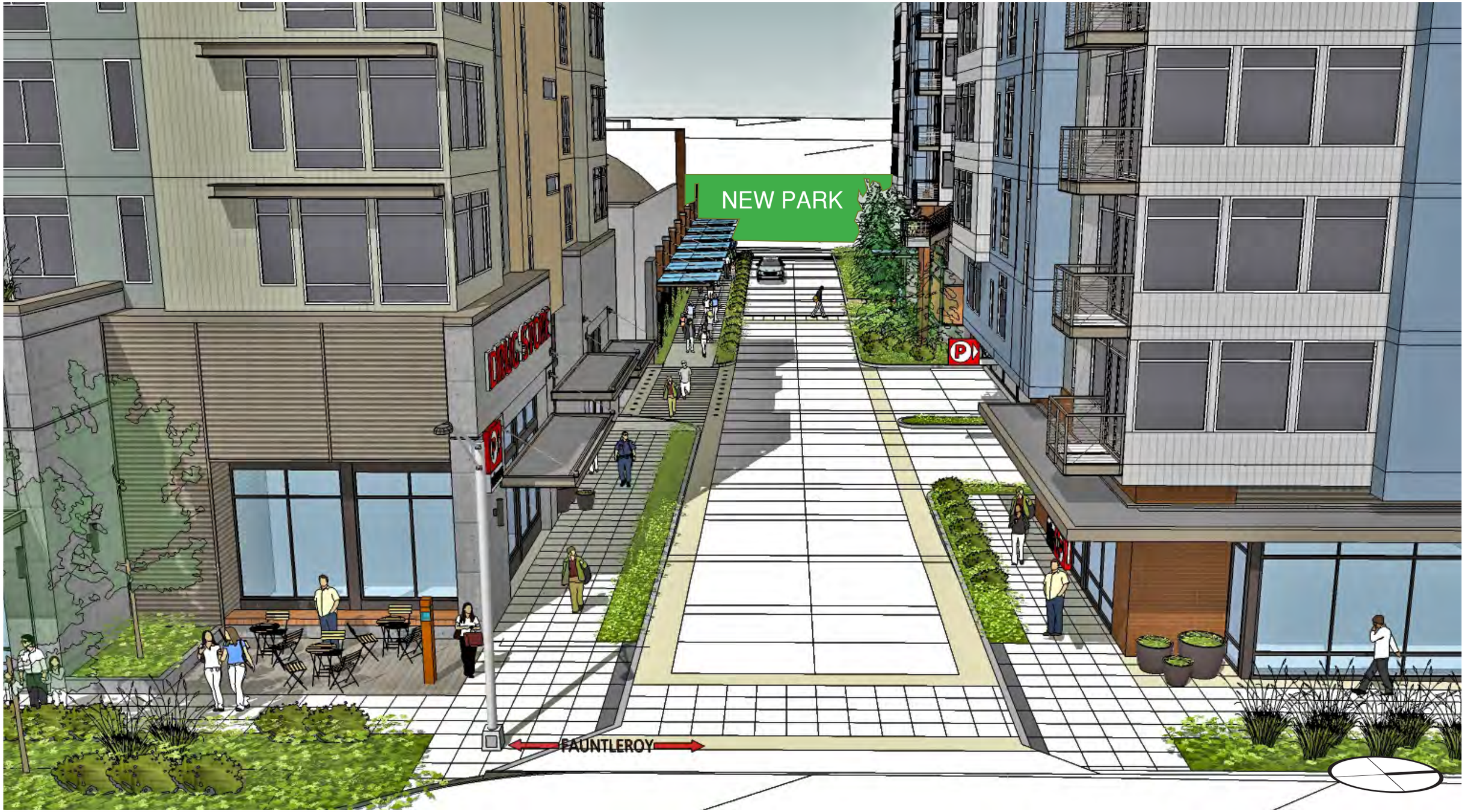
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LANDSCAPE - CROSS CONNECTOR - VIEW EAST

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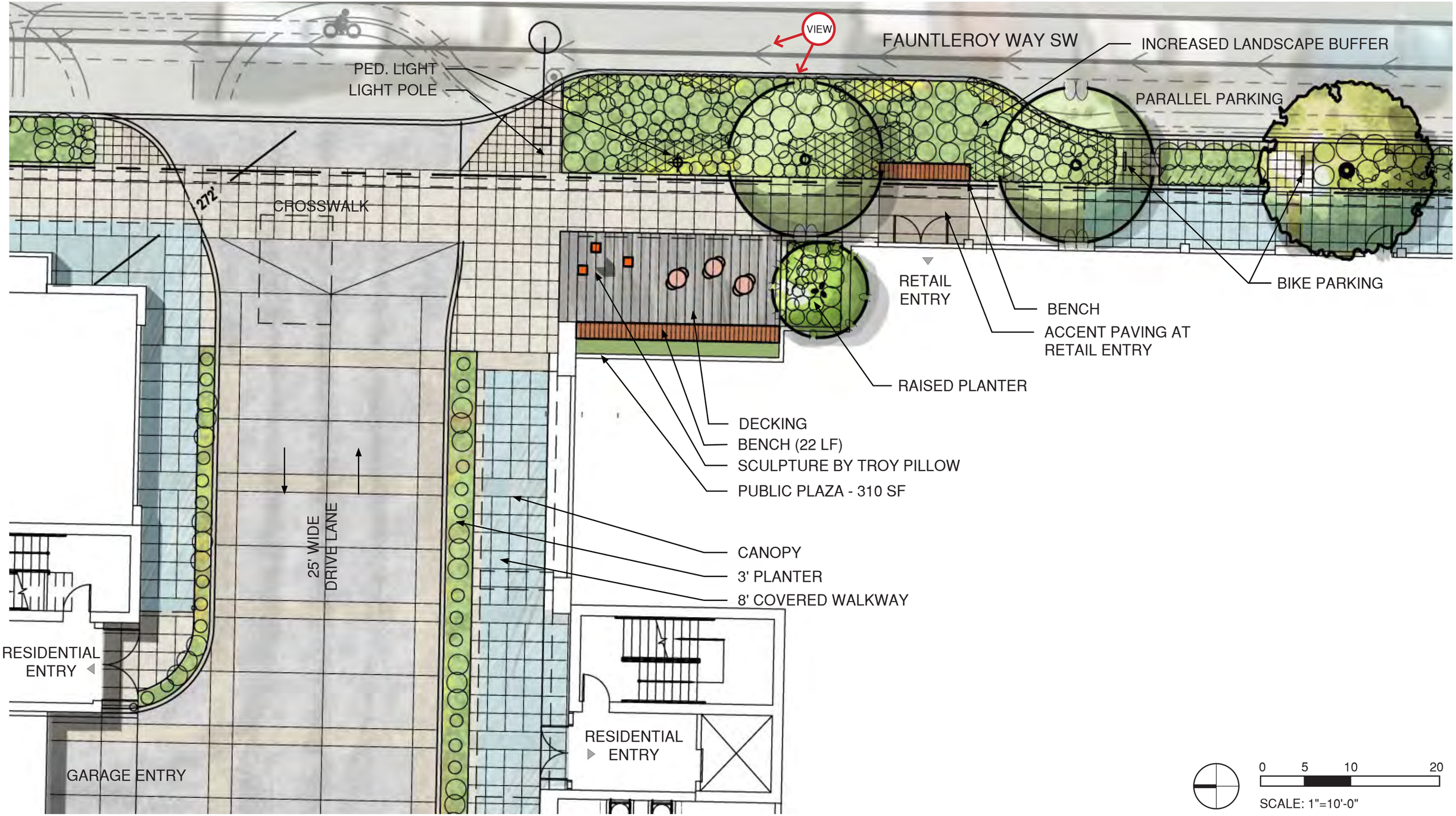
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LANDSCAPE - CROSS CONNECTOR - VIEW EAST

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**LANDSCAPE - PUBLIC OUTDOOR ROOM**
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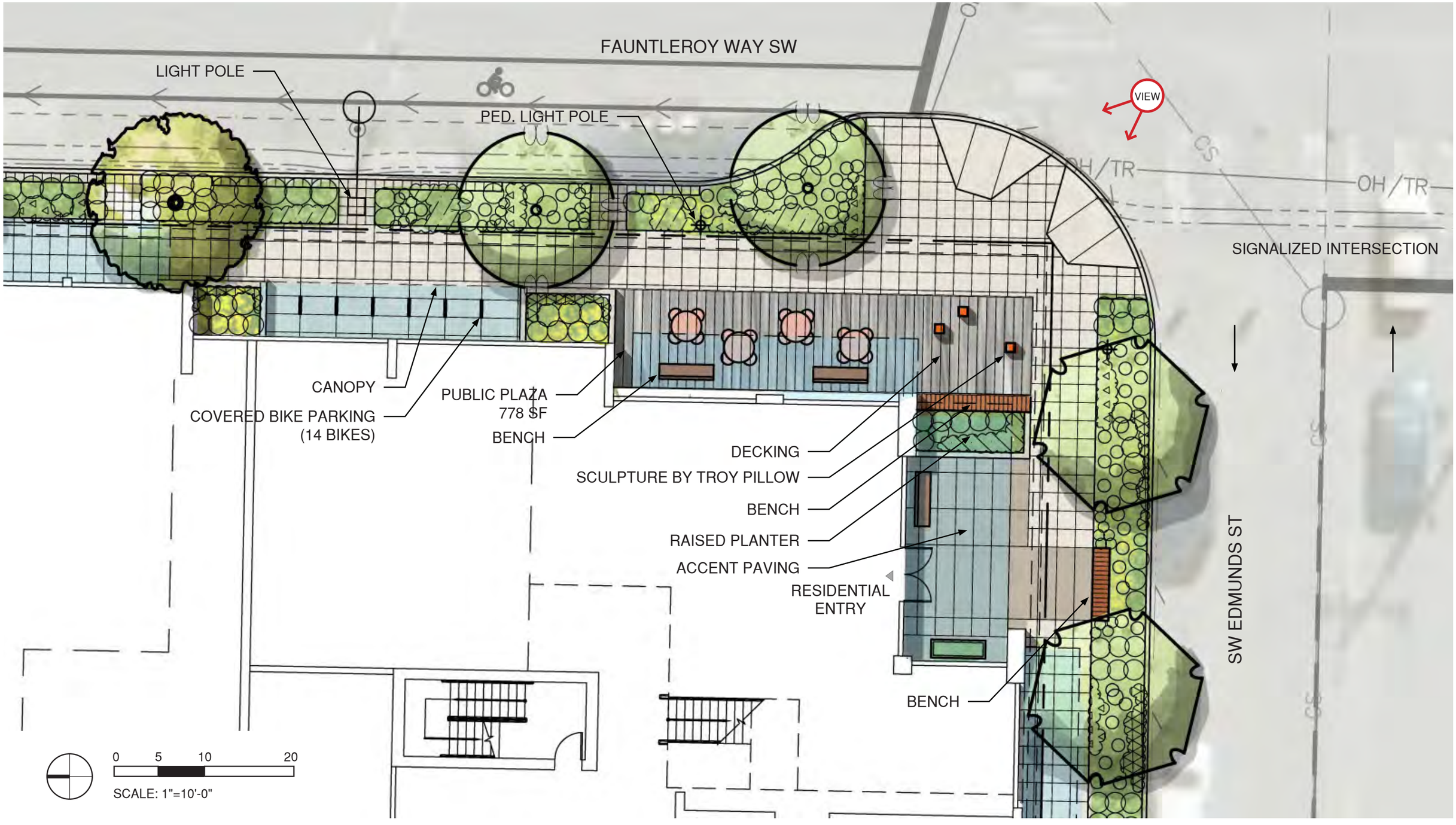
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# LANDSCAPE - PUBLIC OUTDOOR ROOM - VIEW NW

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FAUNTLEROY WAY SW
LIGHT POLE
PED. LIGHT POLE
VIEW
OH/TR
OH/TR
SIGNALIZED INTERSECTION
CANOPY
COVERED BIKE PARKING
(14 BIKES)
PUBLIC PLAZA
778 SF
BENCH
DECKING
SCULPTURE BY TROY PILLOW
BENCH
RAISED PLANTER
ACCENT PAVING
RESIDENTIAL
ENTRY
BENCH
SW EDMUNDS ST
0 5 10 20
SCALE: 1"=10'-0"




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## LANDSCAPE - PUBLIC OUTDOOR ROOM - VIEW NW

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# LANDSCAPE - PODIUM AND ROOF PLAN

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1. Styrax japonicus. Japanese snowbell
2. Acer circinatum. Vine Maple
3. Amelanchier 'autumn brilliance'. Serviceberry
4. Acer platanoides 'columnare'. Norway maple
5. Populus tremuloides. Quacking aspen
6. Tilia cordata 'greenspire'. Greenspire linden
7. Thuja plicata 'hogan'. Hogan cedar
8. Symphoricarpos albus. Common snowberry
9. Carex morrowii 'ice dance'. Variegated japanese sedge
10. Hakonechloa macra 'Albo Striata'. Japanese forest grass
11. Helictotrichon sempervirens. Blue oat grass
12. Miscanthus sinensis 'yaku jima'. Maiden hair grass
13. Mahonia aquifolium 'compacta'. Compact oregon grape
14. Rubus spectabilis. Salmonberry
15. Polystichum munitum. Sword fern
16. Deschampsia cespitosa. Tufted hair grass
17. Sarcoccoca humilis. Sweet box
18. Cornus sericea 'baileyi'. Bailey redtwig dogwood
19. Cornus sanguinea 'arctic fire'. Arctic fire redtwig dogwood
20. Cephalotaxus harringtonia 'prostrata'. Japanese yew
21. Spiraea japonica 'little princess'. Little princess spirea
22. Calamagrostis 'overdam'. Feather reed grass
23. Juncus acuminatus. Tapertip rush
24. Vaccinium angustifolium. Lowbush blueberry

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**SAMPLE PLANTING PALETTE**
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4755 Fauntleroy Way SW

# PUBLIC BENEFIT MATRIX

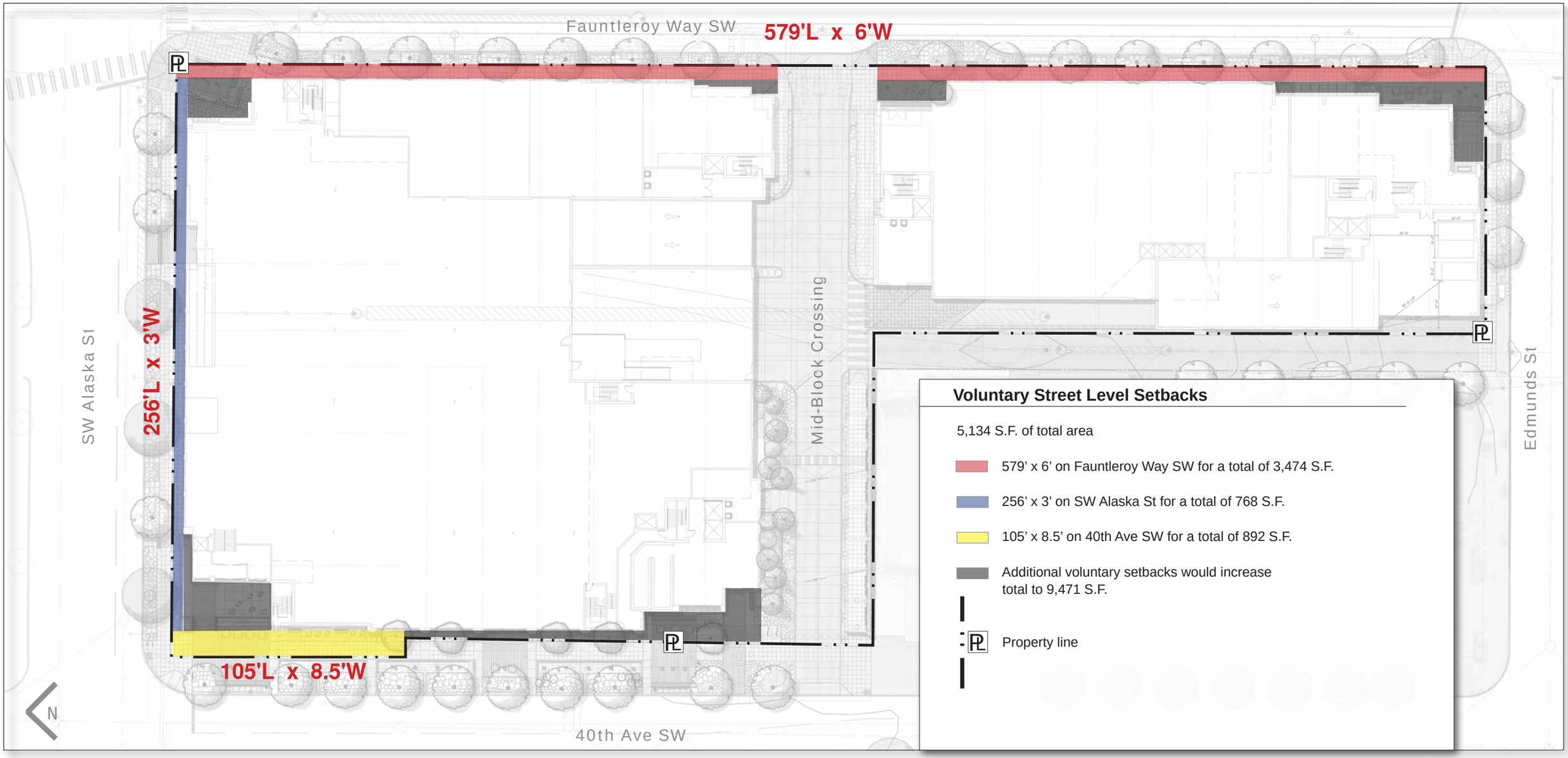
**Revised Public Benefits Matrix for 4755 Fauntleroy**
Prepared by Fuller/Sears Architects
June 13, 2013

| Public Benefit | Description | Existing | Required | Proposed Quantities | Proposed Cost |
|---|---|---|---|---|---|
| 1 | Voluntary Street Level Building Setbacks | No | No | 5,134 SF | n/a |
| 2 | Gateway Plaza at Fauntleroy & Alaska | No | No | 542 SF | $37,820 |
| 3 | Linear Plaza and 40th Ave Streetscape | No | No | 1,356 SF | $147,140 |
| 4 | Public "Outdoor Rooms" on Fauntleroy | No | No | 1,088 SF | $85,120 |
| 5 | 40th Avenue off-site improvements | No | No | 2,550 SF | $93,260 |
| 6 | Pedestrian Crosswalk at Fauntleroy & Alaska | No | No | n/a | $15,000 |
| 7 | Cash Contribution for Public Outreach and Schematic Design (to 30% complete) for new City Park | No | No | n/a | $25,000 |
| 8 | Mid-Block Pedestrian Sidewalk | No | No | 1,672 SF | $10,030 |
| 9 | ART: Inclusion of Commissioned art pieces in Public Plazas and Relocation/Recreation of Existing Mural on-site | 1 | No | 27 Pieces | $50,000 |
| 10 | Pedestrian Overhead Weather Protection & New Bike Lane | No | No | 5,666 SF | $853,680 |
| 11 | Expanded public amenities along Fauntleroy & Alaska, including widened public sidewalks and landscaping, on-street parking and new bus pull out, all made possible by removing existing power poles and undergrounding utilities | No | No | 1,300 LF | $1,100,000 |
| 12 | Summary of Individual Design Elements | No | No | See Addendum Sheet | TBD |

**$2,417,050**
**TOTAL**

FULLER·SEARS ARCHITECTS

# 1. Voluntary Street Level Setbacks

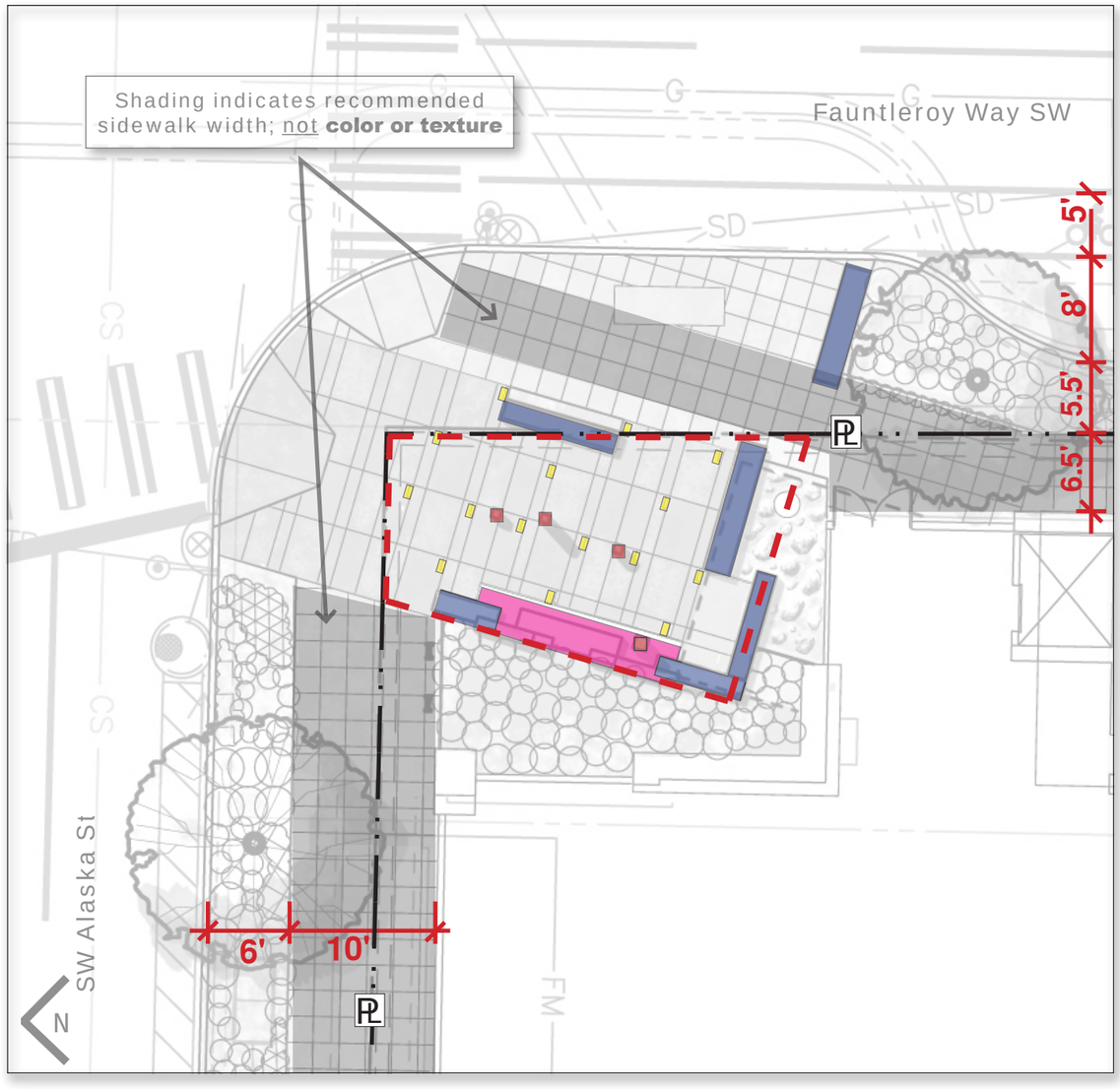



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**4755 Fauntleroy Way SW**

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# 2. Gateway Plaza at Fauntleroy & Alaska




**Gateway Plaza at Fauntleroy & Alaska**

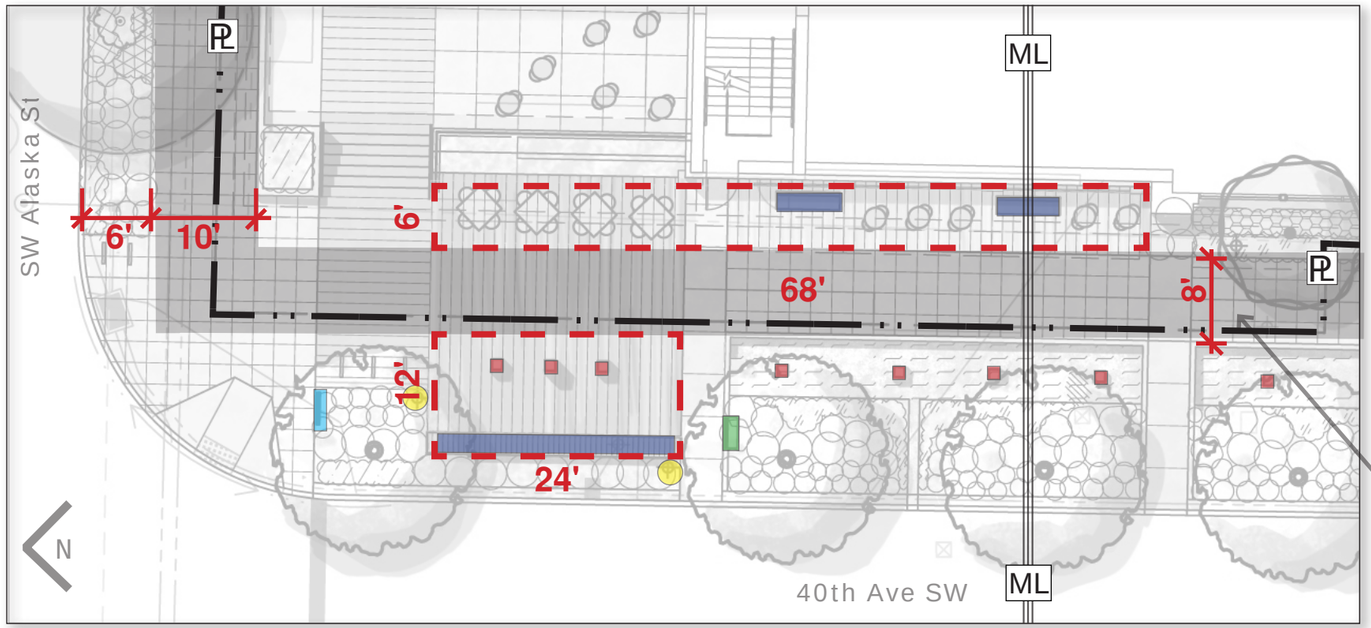
- (1) Water feature wall
- (15) Decorative tile lights
- 542 S.F. special paving
- (6) Benches
- (9) (4) Art pieces
- 10’ sidewalk on SW Alaska St, as recommended in WSTP
  6.5’ sidewalk on Fauntleroy Way SW, as recommended in WSTP

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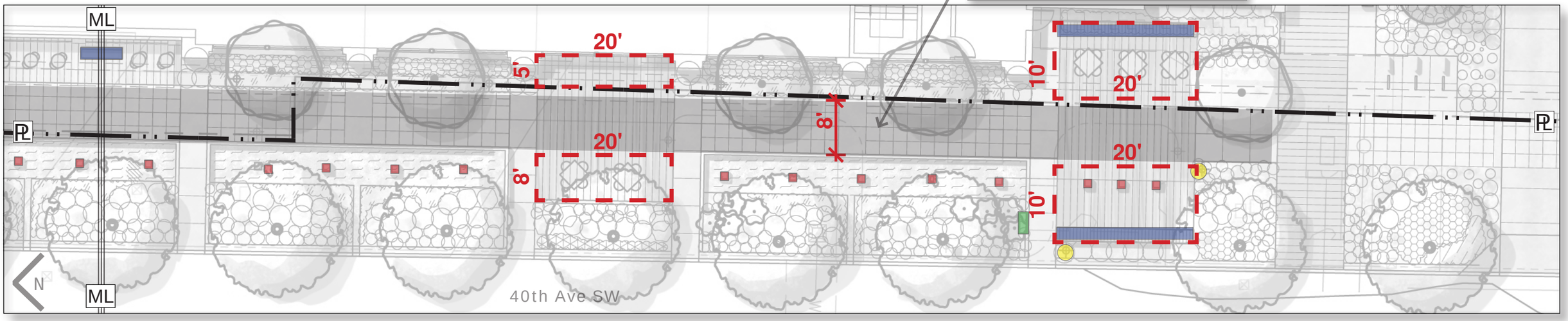
# 3. Linear Plaza and 40th Ave Streetscape




## Linear Plaza and 40th Ave Streetscape

- 1,356 S.F. of gathering areas/decking
- (5) Benches
- (4) Historic pedestrian light poles
- (2) Rain garden interpretive signs
- (1) Neighborhood wayfinding kiosk
- 9 (19) Art pieces
- 8’ sidewalk on 40th Ave SW, as recommended in WSTP
  10’ sidewalk on SW Alaska St, as recommended in WSTP
- ML Match line

Shading indicates recommended sidewalk width; not **color or texture**

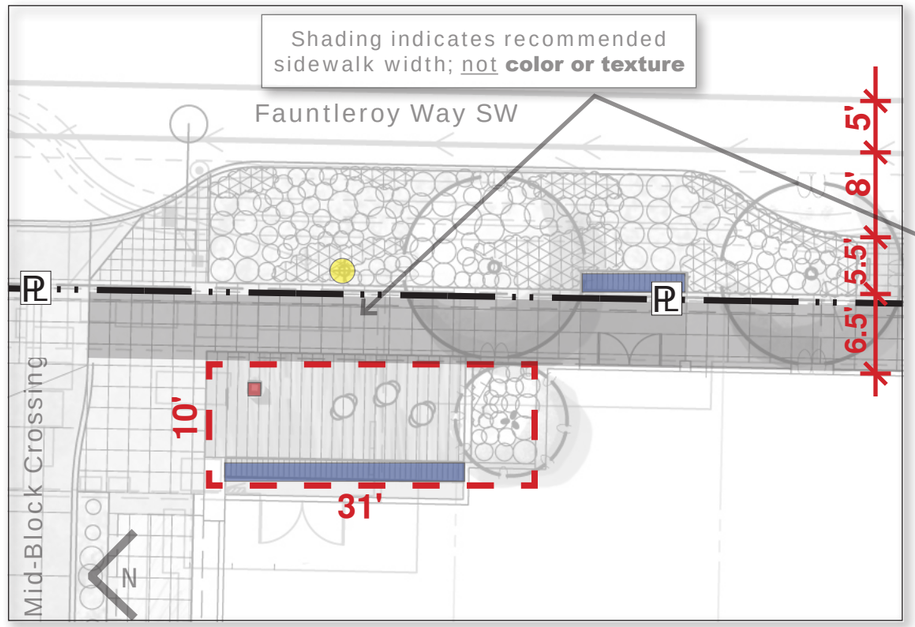


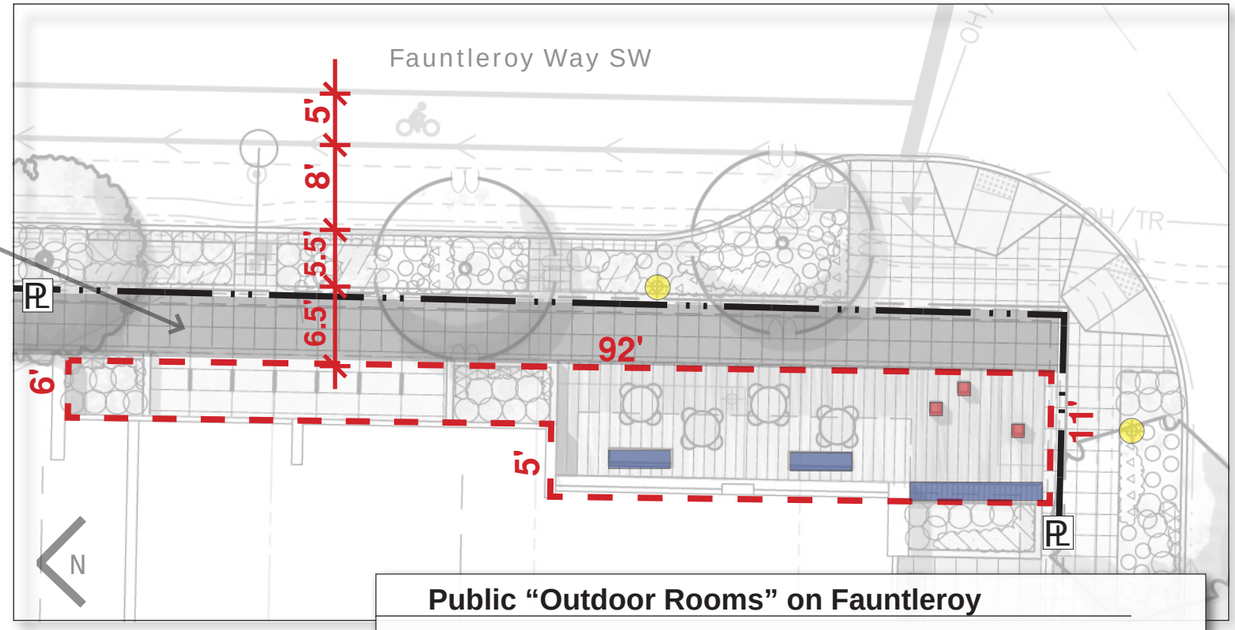

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**4755 Fauntleroy Way SW**

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# 4. Public “Outdoor Rooms” on Fauntleroy

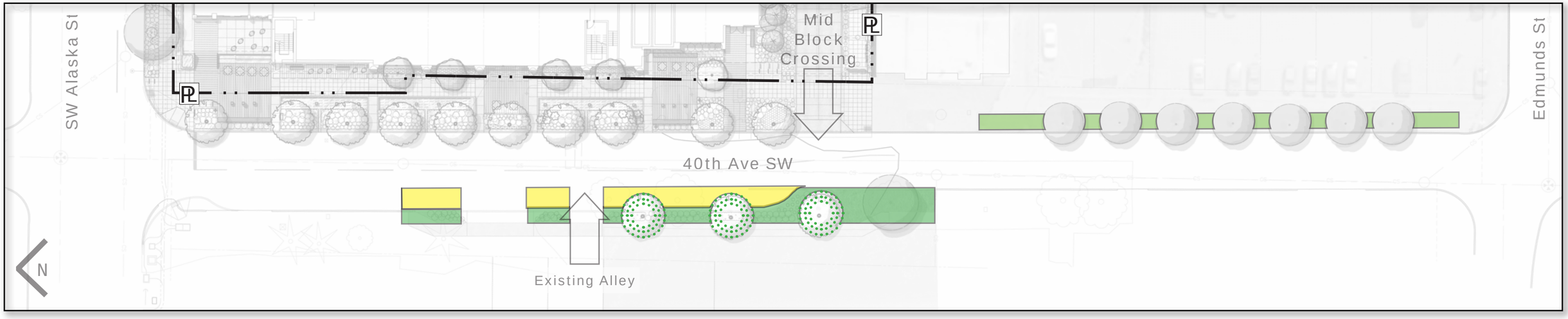



**Public “Outdoor Rooms” on Fauntleroy**

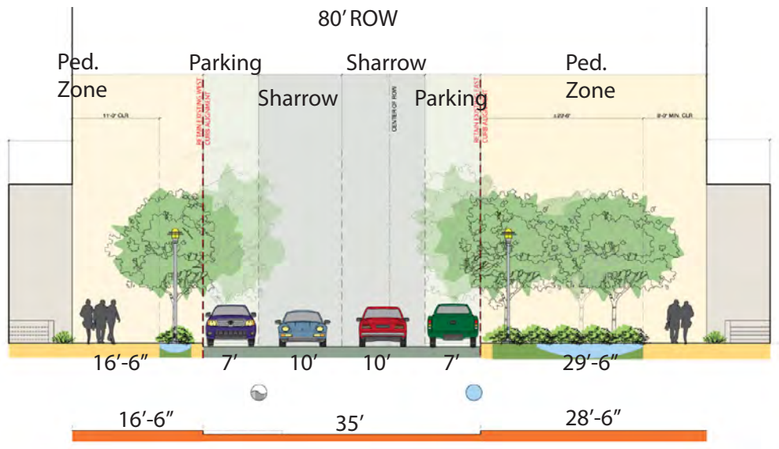
- 1,088 S.F. of gathering areas/decking
- (5) Benches
- (3) Historic pedestrian light poles
- (9) (4) Art pieces
- 6.5’ sidewalk on Fauntleroy Way SW, as recommended in WSTP

# 5. 40th Ave Offsite Improvements




STREETSCAPE CONCEPT PLAN

**40TH AVE SW – PROPOSED SECTION AND PLAN**




**WSTP Section**



**Existing Street Trees**

## 40th Ave SW Improvements

- 1,150 S.F. of new planting area at park
- (3) New street trees
- 160 L.F. New street parking
- 1,400 S.F. of planting improvements along 40th

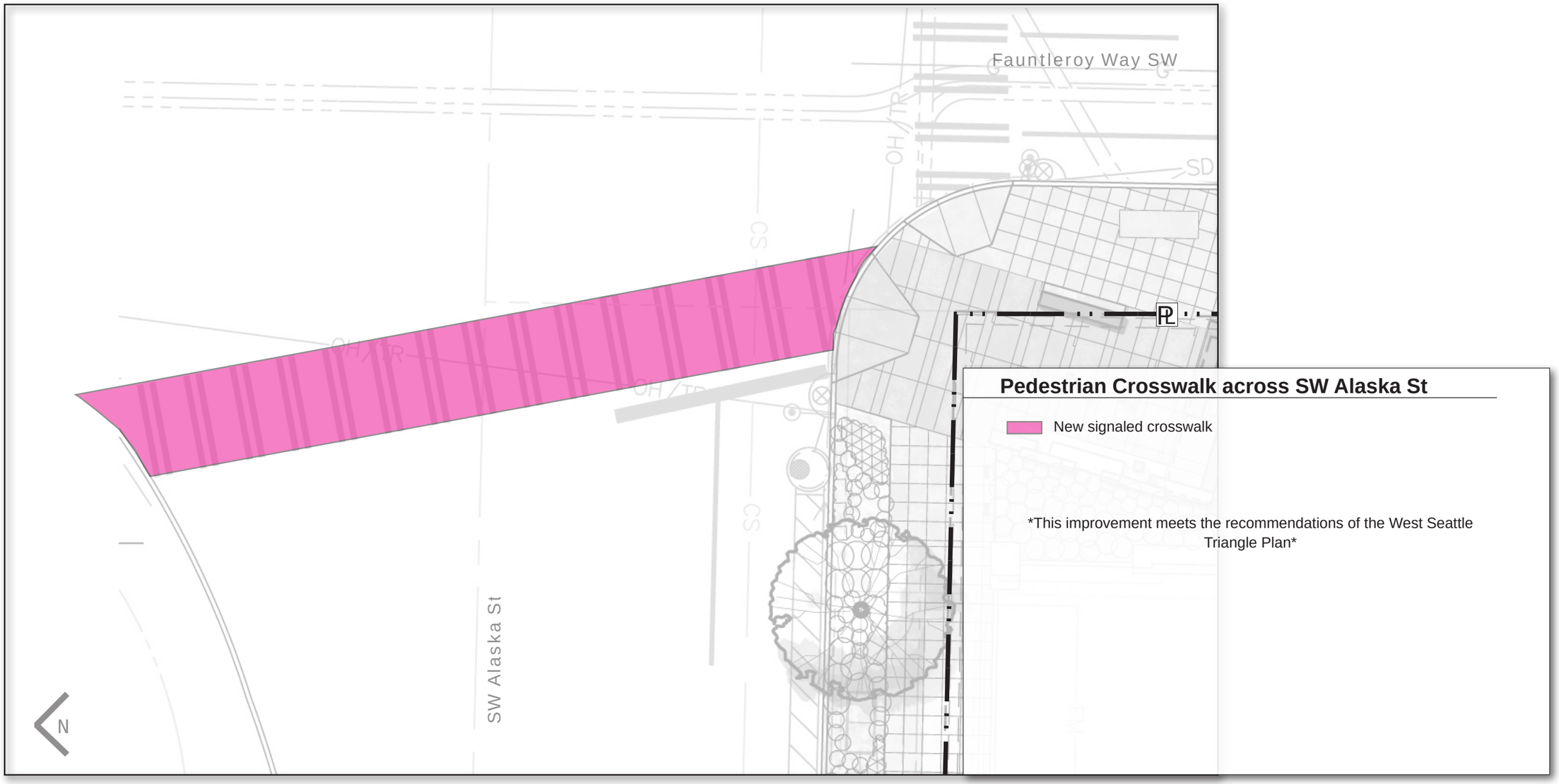
*These improvements meet the recommendations of the West Seattle Triangle Plan*

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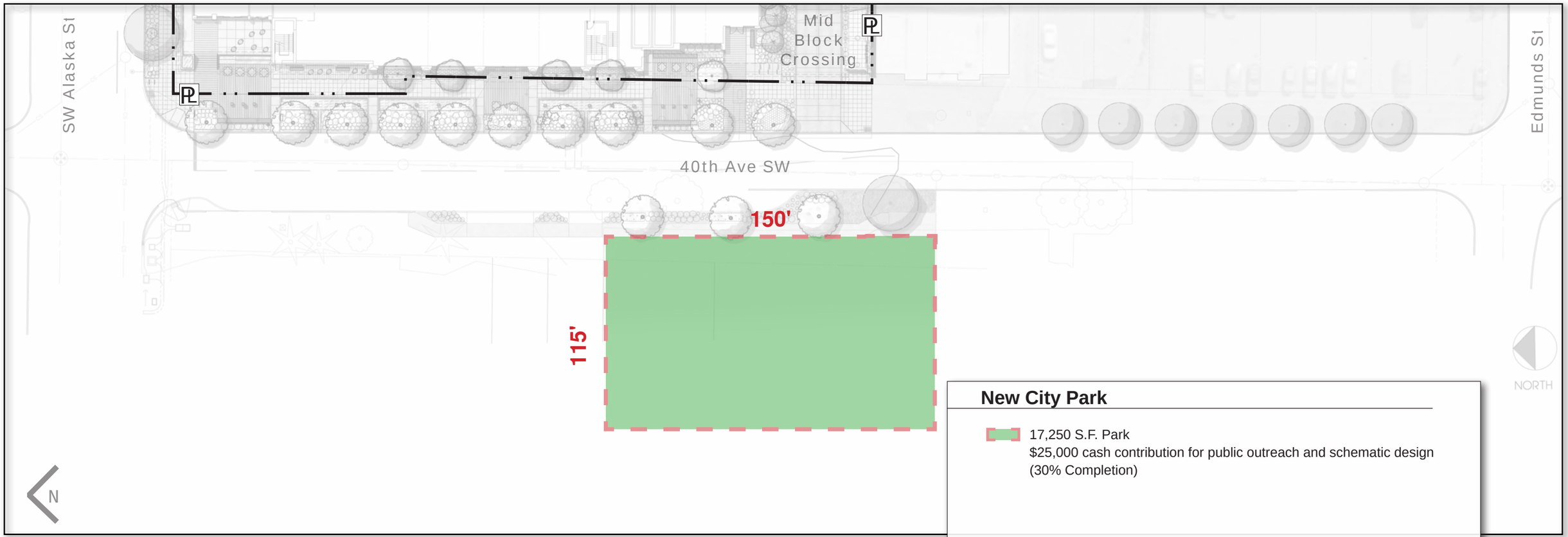
**4755 Fauntleroy Way SW**

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# 6. Pedestrian Crosswalk across SW Alaska St



# 7. Cash Contribution for New City Park

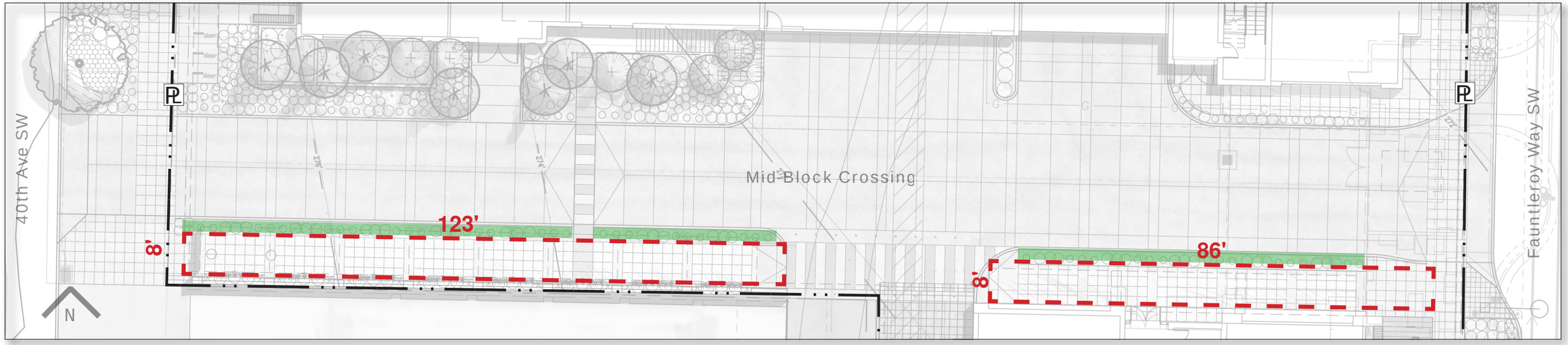



**New City Park**

17,250 S.F. Park
$25,000 cash contribution for public outreach and schematic design (30% Completion)

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# 8. Mid-Block Pedestrian Sidewalk




**Mid-Block Pedestrian Sidewalk**

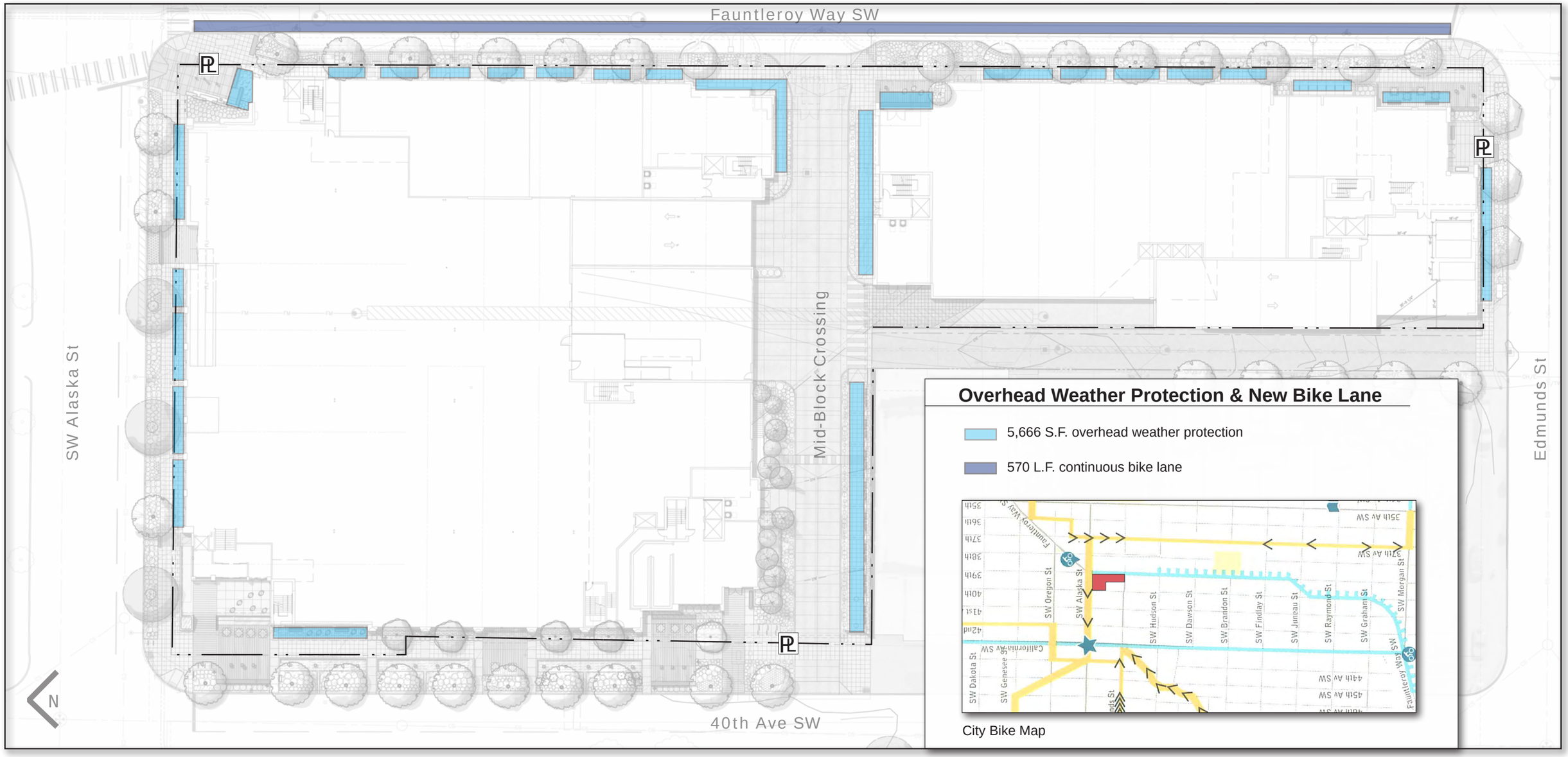
- 1,672 S.F. of new 8' wide sidewalks
- 3' Wide planting buffer

FULLER·SEARS ARCHITECTS

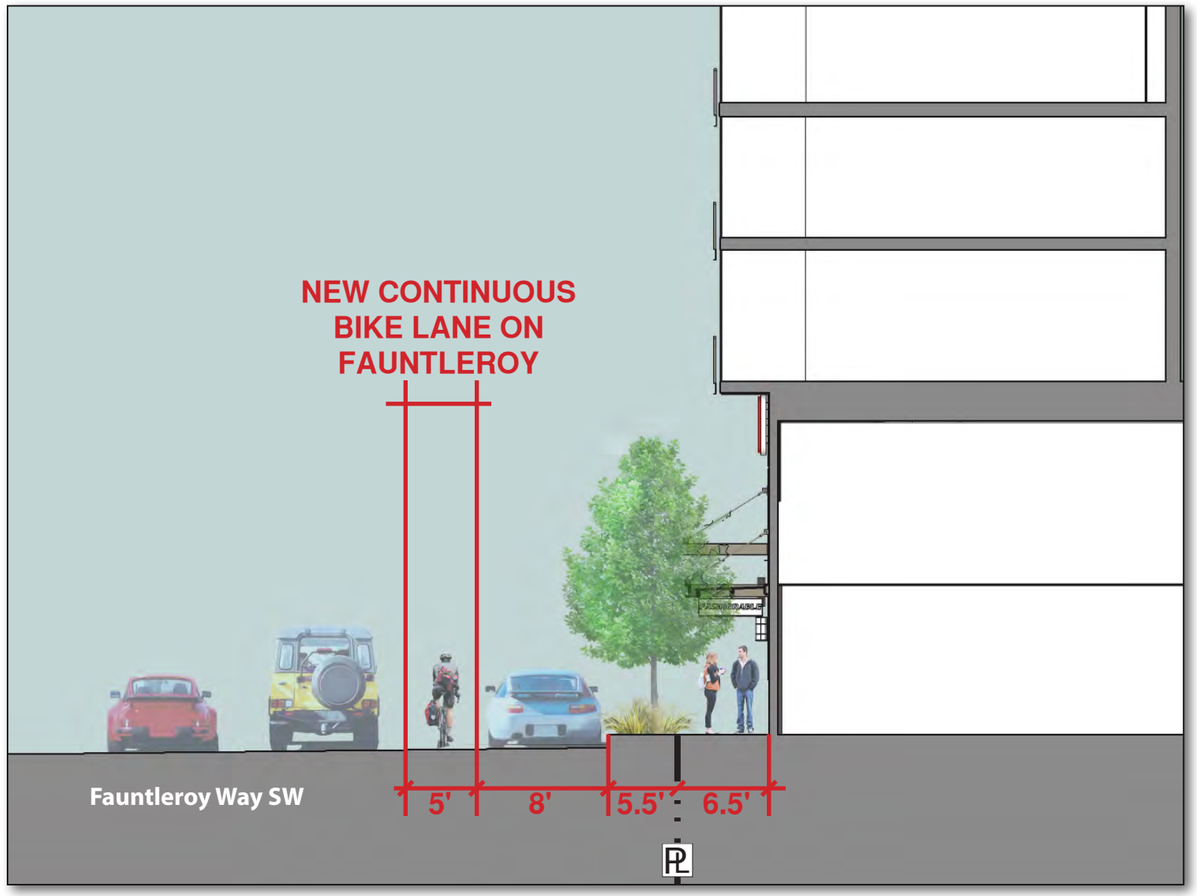
**4755 Fauntleroy Way SW**

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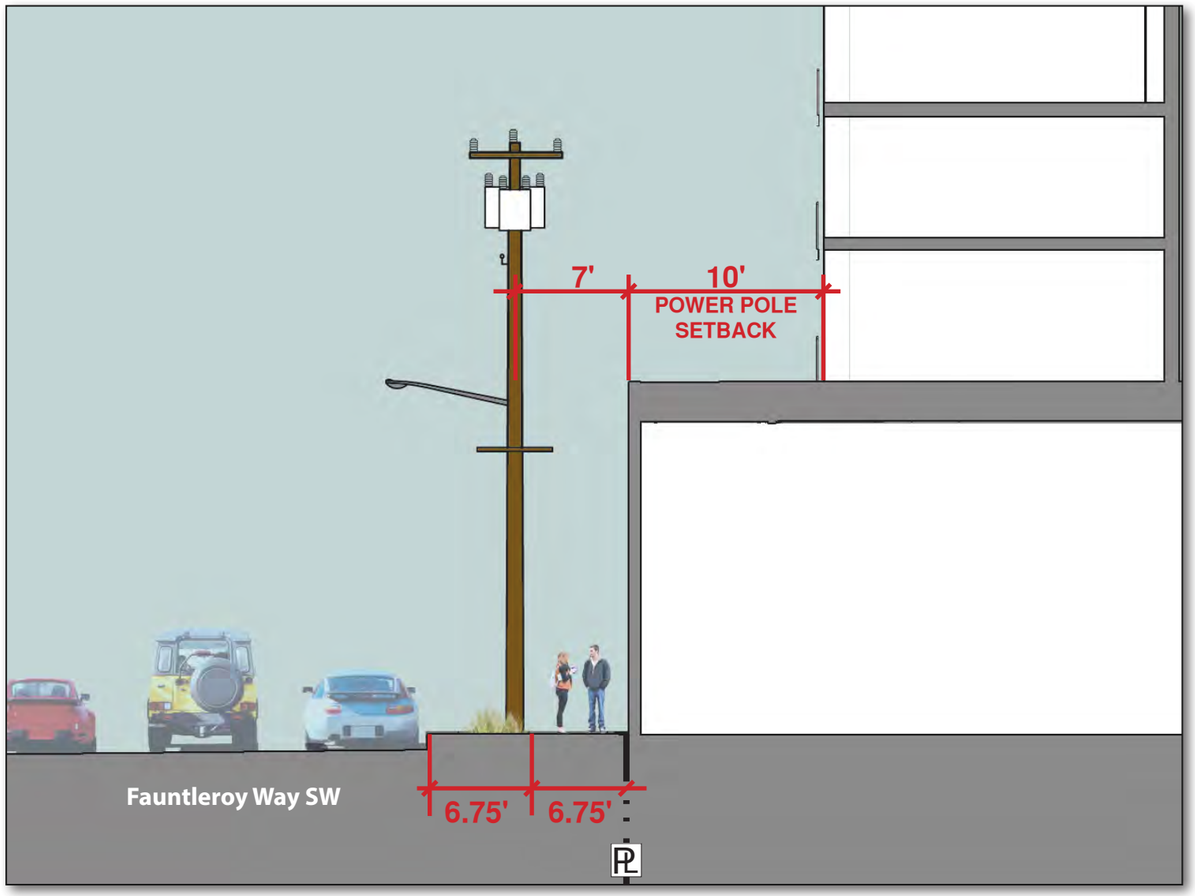
# 10. Pedestrian Overhead Weather Protection & New Bike Lane



# 11. Expanded Public Amenities (Section shown at Fauntleroy)




**Expanded Public Amenities (With Undergrounding)**
**(Minimum Condition Shown)**




**Code Compliant Plan (No Undergrounding)**

*This improvement meets the recommendations of the West Seattle Triangle Plan*

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| Public Benefit | Description | Proposed Quantities |
|---|---|---|
| 1 | **Voluntary Street Level Building Setbacks**<br>• Fauntleroy Way SW<br>• SW Alaska St<br>• 40th Ave SW | <br>3,474 SF<br>768 SF<br>892 SF |
| 2 | **Gateway Plaza at Fauntleroy & Alaska**<br>• Water feature wall<br>• Decorative tile lights<br>• Special Paving<br>• Bench seating<br>• Art pieces | <br>(1)<br>(15)<br>542 SF<br>6 Benches<br>(4) |
| 3 | **Linear Plaza and 40th Ave Streetscape**<br>• Gathering areas /decking<br>• Bench seating<br>• Historic pedestrian light poles<br>• Rain garden interpretive signage<br>• Neighborhood way finding kiosk<br>• Art pieces | <br>1,356 SF<br>5 Benches<br>(4)<br>(2)<br>(1)<br>(19) |
| 4 | **Public "Outdoor Rooms" on Fauntleroy**<br>• Gathering areas /decking<br>• Bench seating<br>• Historic pedestrian light poles<br>• Art pieces | <br>1,088 SF<br>5 Benches<br>(3)<br>(4) |
| 5 | **40th Ave Offsite Improvements**<br>• New sidewalk<br>• Improved planting in front of Masons<br>• New planting area at park<br>• New street trees<br>• New street parking | <br>1,400 SF<br>1,400 SF<br>1,150 SF<br>(3)<br>160 LF |
| 6 | **Pedestrian Crosswalk across SW Alaska St** | n/a |
| 7 | **Cash Contribution for Public Outreach and Schematic Design (to 30% complete) for new City Park** | $25,000.00 |
| 8 | **Mid-Block Pedestrian Sidewalk**<br>• New 8' wide sidewalk | <br>1,672 SF |
| 9 | **Art**<br>• Commissioned Pieces<br>• Relocation /recreation of existing mural | <br>(24)<br>(1) |
| 10 | **Pedestrian Overhead Weather Protection**<br>**New Continuous Bike Lane on Fauntleroy Frontage** | 958 LF/ 5,666 SF<br>570 LF/ 2,800 SF |
| 11 | **Expanded Public Amenities**<br>• On site undergrounding | |

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4755 Fauntleroy Way SW

# APPENDIX

**Triangle Plan Matrix for 4755 Fauntleroy**
Prepared by Fuller/Sears Architects
June 11, 2013

| Item | WS TRIANGLE PLAN RECOMMENDATION | Page | Required | PROPOSED RESPONSE |
|---|---|---|---|---|
| 1. Project Goals | "Accommodate all travelers: cars, transit, pedestrians, trucks and bicycles" | p 4 | NO | Applicant has designed the project to "accommodate all travelers", especially in balancing the needs of cars, pedestrians, trucks and bicycles in the East-West Mid-Block Connection |
| 2. Project Goals | "Create places for people: new community spaces and connections to parks" | p 4 | NO | Applicant is providing numerous spaces for community interaction **and** providing a safe, grade-separated pedestrian connection to a new City Park planned for 40th Avenue |
| 3. Urban Design Recommen-dations | "Break down horizontal scale of the longest blocks to ensure livability with new development" | p 13 | NO | Applicant has intentionally broken down the 590-lineal-foot "Superblock" fronting on Fauntleroy into two appropriately scaled and walkable city blocks. |
| 4. Urban Design Recommen-dations | "Intersections with SW Alaska St. are good places for small street green spaces. The non-arterial north south streets are good places for linear green streets" | p 18 | NO | Applicant has embraced this concept with the design of the Linear Plaza and Green Street Streetscape along the project's entire 40th Avenue street frontage. |
| 5. Urban Design Recommen-dations | "Where feasible, locate parking behind structures, and encourage access to parking from alleys"" | p 19 | NO | With the exception of four (screened) surface parking stalls, Applicant has located **all** parking below grade, accessed directly from either the existing alley or the new Mid-Block Connection |

**Triangle Plan Matrix for 4755 Fauntleroy**
Prepared by Fuller/Sears Architects
June 11, 2013

| Item | WS TRIANGLE PLAN RECOMMENDATION | Page | Required | PROPOSED RESPONSE |
|---|---|---|---|---|
| **6. Fauntleroy/** Alaska Blocks - Streetscape | "**A** - An East/West Midblock Crossing on the long block between SW Alaska St. and SW Edmunds St." | p 22 | NO | Applicant is providing a Mid-Block Crossing, in exactly the configuration requested in the Triangle Plan. Additionally, the 1,488 sf of publicly-accessible raised sidewalk in the Mid-Block Crossing will have overhead weather protection and is designed to look and feel like a traditional city sidewalk - a feature that would not exist were the Mid-Block Crossing designed to SDOT Alley Standards. |
| **7. Fauntleroy/** Alaska Blocks - Streetscape | "**B** - Corner Plazas and Street Parks". | p 22 | NO | Applicant is providing 3,081 SF of public plaza area, located at the Gateway Plaza at Fauntleroy & Alaska, the Linear Plaza & 40th Avenue Streetscape and the two "Outdoor Rooms" on Fauntleroy Way. Applicant is also providing a $25,000 cash contribution for Public Outreach and Schematic Design (to 30% complete) for the new City Park on 40th Avenue. |
| **8. Fauntleroy/** Alaska Blocks - Streetscape | "**C** - An abundantly planted 40th Ave. SW that could be residential in character". | p 22 | NO | At their May 16th meeting, the Design Commission genereally endorsed the direction of the 40th Avenue streetscape improvements but suggested that the Applicant simplify the design elements and connect the gathering spaces at each end. A large two-panel rendered plan describes this new, unified Linear Plaza and Green Street Streetscape. |
| **9. Fauntleroy/** Alaska Blocks - Streetscape | "**D** - Intersection improvements to SW Alaska / Fauntleroy Ave. SW intersection". | p 22 | NO | Applicant is replacing the Signal Pole at the intersection, installing new Crosswalk Controls and, in conjunction with the concurrent dvelopment of the Spruce project just across Alaska Street to the West, providing a much-needed North-South Pedestrian Crosswalk. |
| 10. Proposed Bicycle Routing Plan | "A striped, dedicated bicycle lane within the roadway" is recommended for the Fauntleroy Way street frontage | p 26 | NO | Applicant is undergrounding utilities along Fauntleroy and voluntarily setting the bulding back to accommodate wider sidewalks, enhanced landscaping, on-street parking and a dedicated bicycle lane within the roadway. |
| 11. Fauntleroy, Alaska & 40th - Street Sections & Plans | Streetscape Concept Plans suggest "our half" of the Fauntleroy ROW should include two drive lanes, a bike lane and an on-street parallel parking; for Alaska, a shared center lane and two drive lanes (one with a sharrow); for 40th, potential Green Stormwater Infrastructure (GSI) and on-street parking (both sides) | pp 40-45 | NO | Applicant has faithfully conformed to the ROW configurations suggested in the West Seattle Triangle Plan for Fauntleroy, Alaska and 40th, for the half-street the Applicant can control. |

North Elevation




East Elevation




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**4755 Fauntleroy Way SW** | **APPENDIX - North Building Elevation**

West Seattle | Seattle Design Commission, June 20, 2013

West Elevation




South Elevation



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North Elevation




East Elevation




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**4755 Fauntleroy Way SW** | **APPENDIX - South Building Elevations**

West Seattle | Seattle Design Commission, June 20, 2013

West Elevation




South Elevation



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**4755 Fauntleroy Way SW** | **APPENDIX - South Building Elevations**

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